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Ministère du
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UNIVERSITY OF TORONTO

Régime de supplément de loyer

Le ministère du Logement travaille en étroite collaboration avec le secteur privé pour offrir des logements locatifs convenables aux familles et aux personnes qui paient des loyers calculés en fonction de leur revenu.

En vertu du Régime de supplément de loyer, les propriétaires reçoivent la différence entre les loyers calculés en fonction des revenus et le prix complet du loyer négocié entre le ministère du Logement et le propriétaire.

La méthode de supplément de loyer a plusieurs avantages:

- elle garantit que les logements seront loués en permanence pendant un certain nombre d'années.
- les loyers sont renégociés chaque année pour s'assurer qu'ils reflètent équitablement les loyers du marché dans le secteur.
- les familles à faible revenu ont plus de chances de s'intégrer à une communauté, puisque la méthode élimine la concentration des résidents à faible revenu dans des projets de logements publics.
- jusqu'à 25% des logements d'un projet ou d'un complexe peuvent être affectés au Régime de supplément de loyer.

Plus de 6,000 logements sont administrés en vertu du Régime de supplément de loyer dans plus de 30 petites localités comme Lindsay, Thunder Bay et Welland aussi bien que dans les grands centres tels que Toronto, Hamilton et Ottawa.

La subvention d'exploitation de chaque logement locatif est partagée à 50% par le gouvernement fédéral, à 42½ % par la province et à 7½ % par la municipalité où se trouve le logement.

Les résidents des logements subventionnés paient généralement un loyer calculé en fonction de leur revenu — entre 16,7% et 25% de leur revenu brut. Les bénéficiaires de prestations familiales et de l'assistance sociale générale consacrent au logement les sommes qu'ils reçoivent à cette fin.

Comment sélectionne-t-on les logements?

Le genre et le nombre de logements acceptés sont directement reliés à la liste d'attente locale pour les logements subventionnés. Le personnel du Régime de supplément de loyer inspecte les logements offerts pour s'assurer qu'ils satisfont aux normes d'occupation pour ce qui est de l'entretien, de la décoration et de la gestion.

D'une manière générale, on ne peut pas accepter plus de 25% des logements d'un complexe ou d'un immeuble en location en vertu du Régime.

Comment établit-on les loyers?

Les montants des loyers proposés par le propriétaire sont examinés par le bureau local de la Société centrale d'hypothèque et de logement pour s'assurer qu'ils ne sont pas supérieurs aux taux courants du marché pour des logements semblables dans le secteur. La SCHL, qui est un organisme fédéral, s'occupe de cette partie car elle est un des partenaires du Régime de supplément de loyer.

Les logements doivent-ils être vacants lorsqu'ils sont offerts?

Pas nécessairement. Les logements peuvent être en construction ou devenir vacants à une date ultérieure. On

exige un avis de vacance par écrit 75 jours avant le départ. Ceci donne aux locataires potentiels un délai suffisant pour avertir leur propriétaire actuel qu'ils ont l'intention de déménager.

Comment choisit-on les locataires?

Les locataires éventuels sont choisis sur la liste d'attente pour les logements subventionnés de la municipalité où se trouve le logement. Le propriétaire rencontre le personnel de l'administration locale du logement pour discuter des demandes des locataires éventuels. Le candidat est ensuite averti de la disponibilité du logement par l'administration locale du logement et on établit les dispositions du bail entre le propriétaire et le locataire.

Doit-on prévoir des dispositions spéciales pour les locataires?

Non. Le locataire signe un bail avec le propriétaire, qui est responsable des relations normales propriétaire/locataire telles que la collecte des loyers, l'entretien, les réparations et les services normalement offerts à tous les locataires de l'immeuble.

Le bail comprend-il des clauses spéciales?

Oui. On doit y ajouter une clause supplémentaire permettant de rabaisser le loyer pendant la durée du bail pour refléter les réductions de revenu du locataire. Dans ce cas, la subvention sera augmentée pour maintenir le montant du loyer convenu dans l'accord Ministère/propriétaire.

Et le régime de supplément de loyer?

Si les logements sont satisfaisants, le propriétaire et le Ministère concluent un accord de location à bail du logement pour une période minimum de trois ans. L'accord prévoit une révision annuelle du loyer établi initialement, et il est renouvelable de façon permanente pour une période minimum de deux ans. Des détails supplémentaires sont donnés dans l'accord de supplément de loyer.

Comment sont payés les loyers?

Le locataire paie le loyer directement au propriétaire, selon l'échelle du loyer calculé en fonction du revenu déterminé par le personnel de l'administration locale du logement. La différence entre la portion du locataire et le montant du loyer convenu pour le logement est payée au propriétaire le premier jour du mois par le Ministère.

Par exemple:

Loyer convenu	\$200.00
Loyer calculé en fonction du revenu du locataire	— \$125.00
Supplément	\$ 75.00

Pour de plus amples renseignements, veuillez contacter la

Division du logement communautaire
Ministère du Logement de l'Ontario
12^e étage
101-ouest, rue Bloor
Toronto (Ontario) M5S 2P8



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Programme d'aide privée au logement locatif

Historique

Dans un effort pour encourager une plus grande participation du secteur privé à la fourniture de logements à loyer calculé en fonction du revenu, le ministère du Logement a introduit en 1976 le Programme d'aide privée au logement locatif.

Ce programme complète le programme de construction directe du Ministère pour l'aide au logement locatif, en vertu duquel la province fournit 10% des coûts d'immobilisation et le gouvernement fédéral 90%, ainsi que les constructions directes par les municipalités.

En vertu du programme, les entrepreneurs obtiennent un financement d'hypothèque privé et aménagent des complexes locatifs dans les municipalités choisies par le Ministère.

Les entrepreneurs construisent, possèdent et gèrent les propriétés et passent des accords avec la Société de logement de l'Ontario. Jusqu'à 100% des logements d'un projet sont mis à la disposition des candidats de la liste d'attente locale du programme d'aide au logement locatif.

Les accords restent en vigueur pendant une période de 15 ans au minimum et de 35 ans au maximum. Au bout de 15 ans, le Ministère a la possibilité de renouveler l'accord ou d'autoriser l'entrepreneur à louer les logements sur le marché libre. La différence entre le loyer convenu et le loyer payé par les locataires est payée par les gouvernements fédéral, provincial et municipal aux taux respectifs de 50%, 42½ % et 7½ %.

Les logements en construction ou les projets terminés ne sont pas admissibles pour le programme.

Comment le programme fonctionne:

Le Ministère fait appel aux propositions concurrentielles des entrepreneurs pour la construction et la gestion de projets d'aide au logement locatif dans des municipalités choisies.

L'entrepreneur doit posséder ou louer ou avoir une option sur le terrain où il compte faire la construction. La préférence est donnée aux endroits qui ne nécessitent pas de changement de zonage.

Les logements pour personnes âgées sont acceptables sous la forme d'immeubles d'appartements, avec des installations de loisirs. Les propositions de logements familiaux doivent être présentées sous la forme de maisons individuelles, de maisons jumelées, de maisons en pavillons groupés ou d'autres formes de logements à faible densité contenant un maximum de 30 unités environ.

Les propositions des entrepreneurs sont évaluées selon les critères suivants:

- Loyers offerts par le promoteur.
- Situation de l'emplacement proposé par rapport aux centres d'achats, aux parcs et aux installations communautaires.
- Acceptabilité du projet proposé.
- Calendrier de début et d'achèvement de la construction.

Financement:

Le financement est à la charge de l'entrepreneur qui doit obtenir des fonds de la Loi nationale sur l'habitation ou des hypothèques assurées dans le secteur privé mais qui n'ont pas un intérêt supérieur au taux courant de la Loi nationale sur l'habitation. L'entrepreneur doit également fournir la somme nécessaire pour couvrir la différence entre le prêt hypothécaire et le coût du projet.

Accord:

Une fois qu'un entrepreneur est choisi, en se basant sur la meilleure proposition en termes de loyers offerts, d'emplacement et de conception, il signe un accord de gestion avec le Ministère.

En vertu de cet accord, l'entrepreneur possède et gère le projet. Il met jusqu'à 100% des logements en location pour les candidats de la liste d'attente des logements subventionnés.

Les accords restent en vigueur pour une période minimum de 15 ans, avec une clause de renouvellement de cinq ans jusqu'à un maximum de 35 ans, au choix du Ministère. A la fin de la période de "blocage", l'entrepreneur serait libre de louer les logements sur le marché.

Les accords couvrent le rendement de l'entrepreneur et les frais de gestion négociés. Les entrepreneurs doivent dévoiler annuellement leurs dépenses d'exploitation afin de déterminer les ajustements au niveau des loyers permis par les accords Ministère/promoteur.

Subventions:

Les arrangements entre l'entrepreneur et le Ministère sont semblables au Régime de supplément de loyer, en vertu duquel la différence entre le loyer convenu et le loyer payé par les locataires est complétée par les trois paliers de gouvernement.

Le déficit d'exploitation des logements est partagé à 50% par le gouvernement fédéral, à 42½ % par la province et à 7½ % par la municipalité où les logements sont situés.

Pour plus d'information, veuillez contacter:

Division du logement communautaire
Ministère du Logement de l'Ontario
12^e étage
101-ouest, rue Bloor
Toronto (Ontario) M5S 1P8



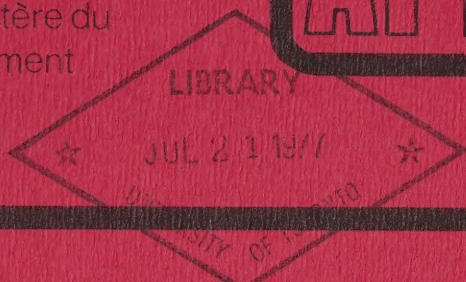
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Logements commandités
par la collectivité
60 ouest, rue Bloor
Toronto (Ont) M7A 2M7
Telephone: (416) 965-9045



Financement des logements au niveau local

ORIGINES

Le programme ontarien de financement des logements au niveau local a été mis sur pied en 1974 dans le but d'encourager les associations locales et les municipalités à fonder des sociétés à but non lucratif qui se chargeraient de construire et d'administrer des habitations à loyer modique pour les personnes à revenu faible et modéré. Ce programme encourage le travail bénévole au sein des collectivités, ainsi que la participation des habitants de l'endroit à la mise en place et à l'administration des divers projets. On entend, par associations locales, des œuvres de bienfaisance, des caisses populaires, des groupes paroissiaux ou tout autre groupe de citoyens formé dans le but de construire et d'administrer des ensembles de logements à but non lucratif. L'objet est de permettre à des sociétés recevant l'aide de la province de fournir des logements aux familles, aux personnes âgées, aux personnes seules et aux personnes affligées de certaines infirmités.

On encourage également les municipalités à fonder des sociétés de logement à but non lucratif; l'Ontario a adopté une loi permettant la réalisation de ces projets.

FONCTIONNEMENT

Le programme mis en place par l'Ontario est destiné à servir de complément aux activités prévues aux articles 15.1 et 34.18 de la Loi nationale sur l'habitation, du gouvernement fédéral, appliquée par l'intermédiaire de la Société centrale d'hypothèques et de logement (SCHL).

RÔLE DU GOUVERNEMENT FÉDÉRAL

Aux termes de l'article 15.1 (ou 34.18 pour les coopératives) la SCHL peut consentir jusqu'à \$10,000 pour constituer les fonds nécessaires au lancement d'un projet. Cette somme doit servir à payer l'arpentage initial, le choix du site, le droit de préemption, les frais professionnels, les salaires, etc. Une partie est remboursable une fois que l'on s'est entendu sur les termes d'une hypothèque.

La SCHL consent en outre aux sociétés à but non lucratif des hypothèques du montant intégral du coût réel d'un projet approuvé.

Le prêt est consenti contre une hypothèque d'une durée maximale de 50 ans. Le taux d'intérêt maximal est actuellement de 10-1/2 pour cent mais grâce à une subvention destinée à abaisser le taux de l'intérêt, il est généralement ramené, en fait, à huit pour cent. 10 pour cent du prêt est remis. En outre, le Programme d'aide pour la remise en état des logements prévoit une subvention maximale de \$3,750 non remboursable

par habitation pour les projets de remise en état des logements. Les loyers exigés pour ces logements doivent être égaux ou inférieurs aux loyers demandés sur le marché pour des logements similaires. Des normes ont en outre été formulées pour ce qui est du coût et du design afin que l'on aménage des habitations simples et convenables et évite des installations trop onéreuses.

RÔLE DU GOUVERNEMENT PROVINCIAL

L'aide financière offerte à l'échelon provincial est un complément de l'aide apportée par le gouvernement fédéral. Des subventions aux loyers, calculées d'après une échelle mobile, seront versées aux organismes à but non lucratif qui louent des logements à des familles ou des personnes seules ayant droit au loyer réduit.

Pourcentage de logements
à loyer réduit

Subvention versée en
compensation de la
réduction des loyers,
en pourcentage de la
valeur du projet

21-25 pour cent

10 pour cent

16-20 pour cent

8 pour cent

11-15 pour cent

8 pour cent

6-10 pour cent

4 pour cent

moins de 6 pour cent

zéro pour cent

Cette subvention doit permettre de louer, dans un but non lucratif, des logements simplement aménagés à des loyers inférieurs à ceux que l'on demande habituellement pour des logements similaires. Les versements sont répartis sur une période de 15 ans et diminuent graduellement, dans des proportions déterminées par l'organisme à but non lucratif. Le rabais accordé sur le loyer mensuel d'un logement va de \$20 à \$35 la première année, suivant la manière dont les versements sont répartis.

En collaboration avec la SCHL et les municipalités, le ministère verse également des subventions pour supplément de loyer aux groupes qui ont besoin d'aide pour offrir des logements à loyer calculé d'après le revenu des locataires. L'aide offerte porte généralement sur 25 pour cent des logements au maximum. Ce plafond peut, dans certains cas, être dépassé, avec l'approbation du ministère, de la SCHL et de la municipalité.

Chaque organisme choisit les locataires ayant droit au loyer réduit. Il doit toutefois envisager également de prendre les locataires figurant sur la liste d'attente de la municipalité pour un nombre convenue de logements à loyer réduit.

RÔLE DE L'ADMINISTRATION MUNICIPALE

Les municipalités peuvent former des sociétés de logement à but non lucratif pour constituer des banques de terrains, construire des habitations à loyers modiques et modérés ou acheter et rénover des habitations. Les conditions faites aux municipalités sont les mêmes que celles qui précèdent, sauf en ce qui concerne les subventions versées pour le lancement du projet.

(verso)

SOCIÉTÉS ADMISSIBLES

Les groupes soumettant une demande d'aide dans le cadre du programme de financement des logements au niveau local auront déposé une demande de financement de l'hypothèque auprès de la Société centrale d'hypothèques et de logement. C'est pourquoi l'admissibilité au programme de financement de l'Ontario se base sur les critères stipulés dans la Loi nationale sur l'habitation, selon laquelle:

Un organisme à but non lucratif est celui dans lequel aucune partie du revenu n'est payable ni autrement accessible à des fins personnelles à tout propriétaire, membre ou actionnaire.

En outre, aucune partie du revenu des loyers ne sera utilisée par aucun des actionnaires pour des fins de perfectionnement professionnel, d'éducation, de recherche ou de déplacement, et l'organisme participant devra remettre chaque année une déclaration sous serment à cet effet.

Les organismes à but non lucratif peuvent être d'un des deux genres suivants:

- propriété de la municipalité: les projets de loi nécessaires ont été adoptés en Ontario afin de permettre aux municipalités de fonder des sociétés de logement à but non lucratif;
- constitués exclusivement dans un but de bienfaisance: les commanditaires doivent se vouer à la tâche de fournir des logements adéquats aux personnes qui se classent dans la catégorie de revenu faible ou modéré.

CRITÈRES IMPOSÉS AUX CANDIDATS

La Société centrale d'hypothèques et de logement assure la sélection des demandes de prêts pour la location de logements à des fins non lucratives. Par conséquent, la province évaluera les demandes selon des critères plus larges:

1. le groupe doit pouvoir présenter les preuves de l'appui de la collectivité au projet;
2. un plan financier doit être rédigé de façon à illustrer:
 - la rentabilité du projet;
 - le degré auquel la contribution en capital de la province permettra d'obtenir des loyers inférieurs à la moyenne;
 - la capacité financière d'affronter les problèmes imprévus propres à la construction;
 - l'absence de tout chevauchement avec des subventions provenant d'autres ministères de la province, particulièrement le ministère des Services sociaux et communautaires;
3. l'organisme doit rédiger un plan administratif qui fera état:
 - de la conformité des buts du projet aux lignes de conduite adoptées par la municipalité et la province;
 - d'arguments destinés à convaincre le ministre que son programme de gestion est viable et fondé sur des principes reconnus de gestion de la propriété et de relation avec les locataires, et qu'il vise à assurer la réussite économique et sociale du projet d'une façon permanente;
 - des moyens par lesquels le groupe compte accorder une considération particulière aux personnes dont les noms figurent sur les listes d'attente du gouvernement en vue d'obtenir un logement à loyer assisté, et du nombre de ces personnes;
 - des moyens par lesquels le quartier devra participer au projet et, dans le cas des projets de rénovation, du plan de travail qui permettra de procéder à ces travaux sans déranger les locataires;
 - des nouveaux agréments offerts à la collectivité par suite des changements survenus dans l'aménagement du terrain pour la cause du projet, tels que des espaces récréatifs.

Quoique certains des critères ci-dessus fassent double emploi avec les conditions posées par la Société centrale d'hypothèques et de logement, quelques-uns présentent un intérêt unique. Par conséquent, l'approbation de la province ne suit pas forcément l'approbation du gouvernement fédéral et nécessitera l'adoption d'un décret du conseil, conformément aux termes de la Loi sur le développement de l'habitation.

DEMANDES

Tout organisme désireux d'obtenir l'assistance à la fois de l'Ontario et du gouvernement fédéral doit se mettre en rapport avec les deux en même temps. Pour obtenir de plus amples renseignements, prière de s'adresser à la

Direction du financement des logements au niveau local

Ministère du Logement de l'Ontario

60 ouest, rue Bloor

Toronto (Ontario) M7A 2M7

Tél.: (416) 965-9045

et au

Bureau régional de l'Ontario

Société centrale d'hypothèques et de logement

145 ouest, rue King

Bureau 1108

Toronto (Ontario) M5H 1J8

Tél.: (416) 361-0420

(ou toute autre succursale de la Société centrale)



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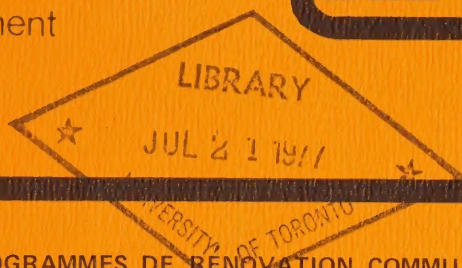
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801, rue Bay
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Telephone: (416) 965-2826



LES PROGRAMMES DE RÉNOVATION COMMUNAUTAIRE DU GOUVERNEMENT DE L'ONTARIO

Les divers services gouvernementaux qui s'occupent de la rénovation des agglomérations, de l'amélioration des quartiers et de la restauration des logements relèvent de la Direction de la rénovation communautaire, ministère du Logement.

Ce bulletin a pour objet de donner un aperçu des programmes. On y trouvera également l'organigramme de la Direction.

PROGRAMME D'AMÉLIORATION DES QUARTIERS (PAQ)

L'aide financière offerte par le PAQ se présente sous forme de subsides et de prêts et a pour but d'aider les municipalités à remettre en état les vieux quartiers résidentiels. Conformément aux termes de l'accord annuel fédéral-provincial, l'aide financière principale du gouvernement fédéral, accordée par l'intermédiaire de la Société centrale d'hypothèques et de logement, consiste en subventions allant jusqu'à 50 pour cent du coût dans la plupart des projets qui entrent dans le cadre du programme. L'aide provinciale, octroyée par l'intermédiaire de la Direction de la rénovation communautaire, est invariablement de 25 pour cent. Parmi les coûts admissibles, citons ceux qu'entraînent:

- la sélection des quartiers, l'élaboration et le choix des plans de rénovation qui y seront exécutés;
- l'acquisition et le déblayage de terrains dans le but de créer des espaces libres ou des centres d'activités communautaires dans le quartier;
- l'acquisition et le déblayage de terrains où l'on construira des habitations de moyenne ou faible densité, pour des personnes seules ou des familles à revenu faible ou modéré, dans le cas où le ou les bâtiments existants sont devenus insalubres ou que la restauration n'est pas rentable;
- la construction, ou l'acquisition et l'amélioration de centres de loisirs et d'activités sociales dans le quartier;
- l'amélioration des services municipaux et publics dans le quartier;
- le relogement des personnes que la mise en œuvre de ce programme a privées de leur domicile;
- la répartition des logements et l'établissement des normes d'entretien des bâtiments;
- l'administration du programme, y compris l'embauchage du personnel nécessaire.

En 1975, le gouvernement fédéral a versé \$15 millions à une trentaine de municipalités ontariennes. La Direction de la rénovation communautaire a choisi les municipalités bénéficiaires, de concert avec le comité de liaison municipal.

Les municipalités qui désirent participer à ce programme en 1976 devraient se mettre en rapport avec la Direction de la rénovation communautaire et se procurer les directives concernant les critères de sélection pour 1976.

PROGRAMME D'AIDE POUR LA REMISE EN ÉTAT DES LOGEMENTS (PAREL)

Les personnes à revenu faible ou modéré domiciliées dans les quartiers choisis en vertu du PAQ deviennent également admissibles au programme fédéral d'aide pour la remise en état des logements, dans le cadre duquel des prêts et des subventions sont accordés pour la restauration d'habitations qui ne satisfont pas aux normes de sécurité et de salubrité établies. Ces fonds servent principalement à l'amélioration des habitations: structure défectueuse, installations sanitaires et électriques et systèmes de chauffage en mauvais état. Ces améliorations doivent prolonger la durée utile du logement de 15 ans au moins.

Les prêts consentis par le gouvernement fédéral en vertu du PAREL peuvent atteindre \$5,000 par logement et sont accordés aux propriétaires gagnant moins de \$11,000 par an.

Ces prêts peuvent également être accordés à des sociétés à but non lucratif et à des coopératives, ainsi qu'à des propriétaires d'immeubles locatifs qui ont signifié leur adhésion à un programme de contrôle des loyers. Une partie du prêt pouvant aller jusqu'à \$2,500 n'est pas remboursable dans certains cas.

PROGRAMME DE RÉNOVATION DES LOGEMENTS DE L'ONTARIO (PRLO)

Afin d'étendre les avantages du programme fédéral d'aide pour la remise en état des logements au-delà des zones désignées et des lieux admis au programme d'amélioration des quartiers, le ministère du Logement de l'Ontario a créé un programme ontarien de rénovation des logements. Toutes les municipalités de l'Ontario urbaines ou rurales, peuvent en bénéficier.

La province accorde aux municipalités des subventions proportionnelles au nombre d'habitants, en vertu du PRLO (Programme de rénovation des logements de l'Ontario). Celles-ci à leur tour administrent les prêts accordés aux propriétaires intéressés domiciliés sur leur territoire dont le revenu annuel rajusté ne dépasse pas \$12,500. L'objet principal de ces prêts est de permettre à tout propriétaire-occupant admissible de réparer les structures et les installations sanitaires défectueuses et d'améliorer la plomberie, les installations électriques et les systèmes de chauffage de leur habitation.

Le montant maximum de tout prêt accordé à un requérant en vertu du PRLO dans une municipalité participante ne peut excéder \$7,500, montant dont on déduit toute subvention fédérale. L'intérêt sur le prêt se calcule en fonction du revenu annuel familial du requérant. Une partie de l'emprunt est non remboursable.

sable si l'intéressé demeure propriétaire de l'habitation et y séjourne sans interruption pendant un certain nombre d'années.

Les personnes intéressées peuvent s'adresser à la Direction de la rénovation communautaire pour obtenir les directives administratives concernant les municipalités participantes, ainsi que toute documentation informative.

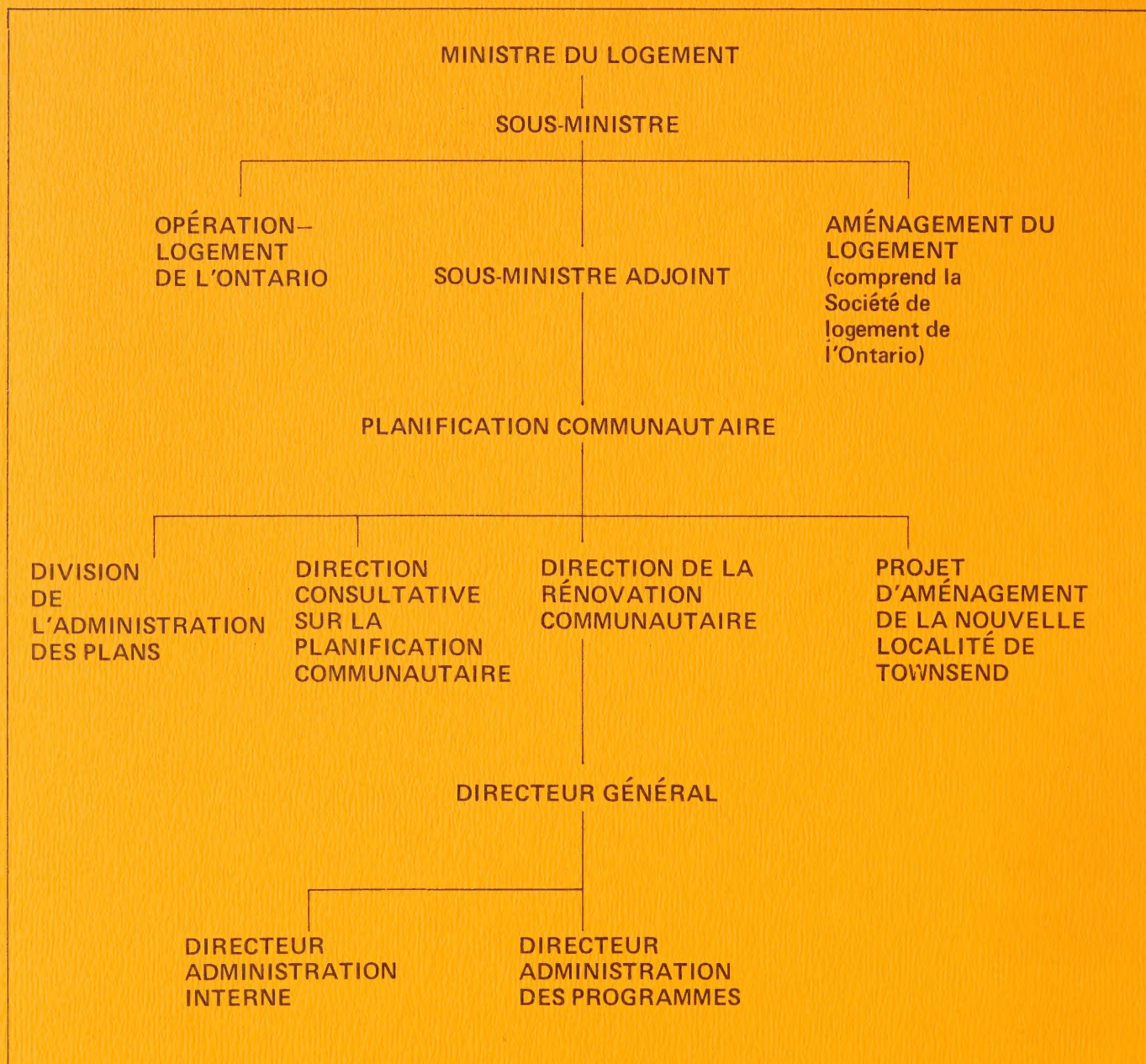
AUTRES FONCTIONS DE LA DIRECTION

Le personnel de la Direction de la rénovation communautaire remplit de nombreuses autres fonctions liées à l'administration des projets de rénovation. En voici quelques-unes:

- soumettre des recommandations au ministre sur toutes les ordonnances et tous les arrêtés municipaux proposés et sur toute autre approbation, conformément aux articles 21 et 22 de la Loi sur l'aménagement du territoire (The Planning Act);
- conseiller les municipalités sur les normes d'entretien et d'habitation des propriétés. Il soumet par exemple divers modèles d'ordonnances ou d'arrêtés municipaux relatifs aux normes d'entretien et d'habitation, et adaptés aux besoins locaux, qu'il s'agisse d'une région rurale ou urbaine de l'Ontario;

- encourager la participation des citoyens à la planification locale;
- fournir des renseignements et encourager la rénovation des habitations par certaines méthodes et techniques;
- évaluer et contrôler toutes les activités entreprises dans un programme particulier;
- élaborer de nouvelles directives pour donner plus de dynamisme aux programmes de revivification et les soumettre ensuite à l'examen du ministère;
- organiser à l'intention des municipalités des séances de travail et d'information sur la mise en pratique des programmes de rénovation locale;
- développer et promouvoir l'industrie de la rénovation des logements à l'échelon individuel et municipal, au moyen de séances d'études et de conférences régulières, et en favorisant l'échange d'information;
- maintenir la liaison avec d'autres organismes de rénovation urbaine et rurale et autres domaines associés, que ces organismes relèvent des autorités gouvernementales ou non.

La province est divisée en régions et chaque région est desservie par des agents de la rénovation communautaire qui, à l'heure actuelle, se trouvent tous à Toronto. Un bureau pilote, ouvert à Sault-Sainte-Marie, est chargé d'administrer le PRLO dans un territoire non municipalisé avec le concours du ministère des Richesses naturelles et du ministère de la Santé.





Ministère du
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APERÇU

Rapport du Comité d'examen de la Loi sur l'aménagement du territoire

En 1975, la province de l'Ontario, par l'intermédiaire d'un comité ad hoc, a entrepris un examen minutieux de la Loi sur l'aménagement du territoire (Planning Act) afin d'adapter le processus d'aménagement du territoire aux besoins des citoyens de la province.

Le comité, composé de M. Eli Comay, président, de MM. Eric Hardy et Earl Berger et de M. Dennis Hefferon, conseiller, a étudié le processus d'aménagement du territoire et s'est entretenu avec des autorités municipales, des constructeurs, des promoteurs, des groupements de citoyens, des planificateurs professionnels, en fait presque toutes les personnes concernées par l'aménagement du territoire. Sur la base des mémoires et des commentaires qu'il a reçus et de l'enquête qu'il a effectuée, le comité a mis au point une étude de l'aménagement du territoire en Ontario intitulée le *Rapport du Comité d'examen de la Loi sur l'aménagement du terri-*

toire (Planning Act). Il ne s'agit pas d'une politique officielle mais il est à prévoir qu'à la suite du rapport, des changements seront apportés à la législation.

Par l'intermédiaire du ministère du Logement, la province a demandé à tous ceux qui sont intéressés par l'aménagement du territoire de soumettre leurs commentaires sur l'examen avant le 31 décembre 1977. Ces commentaires doivent être envoyés à l'adresse suivante:

**Examen de la Loi sur l'aménagement du territoire
(Planning Act)**

**Direction de la politique de l'aménagement du territoire
local**

**Ministère du Logement
56, rue Wellesley ouest, 3^e étage
Toronto, Ontario
M7A 2K4**

En plus du rapport principal, le Comité a préparé et publié une série d'études de base sur les principales questions touchant l'aménagement du territoire. Il y a également un guide à la Loi actuelle sur l'aménagement du territoire (Planning Act.)

On peut se procurer des exemplaires de ces publications (disponibles seulement en anglais) auprès de:

**La librairie du gouvernement de l'Ontario
880 rue Bay
Toronto, Ontario
M7A 1N8**

Elles sont payables d'avance par chèque ou mandat libellé au nom du Trésorier de l'Ontario.

*Report of the Planning Act Review Committee
(Rapport du Comité d'examen de la Loi sur l'aménagement
du territoire)—\$3.00*

Etudes de Base:

1. *Public Consultation Program—\$3.50*

Résume les problèmes, préoccupations et propositions adressés au Comité dans des mémoires et des rapports ou ayant fait l'objet de discussions avec les groupements intéressés au cours de rencontres qui ont eu lieu dans diverses parties de la province (municipalités, conseils scolaires, professionnels, promoteurs, etc.).

2. *Operation of Municipal Planning in Ontario—\$1.00*

Une analyse du programme des entrevues qui se sont tenues dans diverses parties de la province pour obtenir des impressions directes sur les moyens employés par le système actuel d'aménagement des municipalités afin d'atteindre les objectifs municipaux recherchés. On y trouve en outre un résumé de réactions au rapport choisies parmi l'ensemble.

3. *Municipal Planning and the Natural Environment —\$1.25*

Vue d'ensemble des méthodes d'aménagement actuelles utilisées pour résoudre les problèmes clés de l'environnement naturel au niveau municipal ainsi que les conclusions et recommandations concernant la manière dont les municipalités pourraient accorder une attention plus assidue à la protection, la valorisation et la restauration de l'environnement naturel.

4. *Citizen Participation in the Preparation of Municipal Plans—\$1.00*

Analyse des objectifs, des méthodes et de l'efficacité des programmes choisis de participation des citoyens pour influencer la teneur et la mise sur pied de projets d'envergure régionale, municipale ou à l'échelon des quartiers.

5. *Planning for Small Communities in Ontario—\$0.50*

Etude de la région de Kingston pour examiner si la Loi sur l'aménagement du territoire (Planning Act) répond bien aux besoins des petites communautés en la matière, et propositions en vue d'améliorer le système actuel.

A Detailed Guide to the Planning Act—\$1.25

Publication de 70 pages décrivant et expliquant la législation actuelle.

Les publications susmentionnées ne sont pas disponibles en français mais le ministère du Logement a publié un résumé du rapport du Comité d'examen de la Loi sur l'aménagement du territoire (Planning Act) en français dont les exemplaires sont gratuits. On peut se les procurer auprès de la librairie du gouvernement de l'Ontario ou encore en écrivant à l'adresse suivante:

**Résumé de l'examen de la Loi sur l'aménagement
du territoire**

**Direction de communications,
56 ouest, rue Wellesley, 2^e étage
Toronto, Ontario
M7A 2K4**



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APR 1988

Programme de rénovation des logements de l'Ontario (location)

Le programme de rénovation des logements de l'Ontario (location) actuellement en est encore au stade expérimental, et les fonds alloués à sa réalisation sont limités. Il a été institué du fait qu'il existe en Ontario un stock important de logements déjà existants qui peuvent être rénovés. Ce programme fait partie d'un objectif à long terme du Ministère qui se veut non seulement d'assurer la construction de nouveaux logements mais aussi de conserver et d'améliorer ceux qui existent déjà.

Ce programme, qui complète le programme très réussi de rénovation des logements de l'Ontario, est conçu pour aider les locataires à améliorer les logements locatifs occupés principalement par des locataires à revenu bas ou modeste. Il a été institué en réponse à de nombreuses demandes soumises au Ministère, émanant de diverses municipalités et a été établi en étroite collaboration avec le comité de liaison provincial-municipal.

Le PRLO (location) concerne la rénovation des logements qui ne sont plus conformes aux normes de salubrité et de sécurité, particulièrement ceux qui présentent des vices de structure et qui ont besoin d'être améliorés au point de vue de la plomberie, des systèmes de chauffage et des installations électriques.

Ce programme concerne les édifices d'au plus quatre étages et la transformation d'habitations unifamiliales en plusieurs logements locatifs pour des familles, ainsi que la rénovation de logements locatifs qui existent déjà dans des locaux commerciaux et la transformation de locaux commerciaux en logements locatifs.

Le programme est administré par la municipalité locale participante et le financement du gouvernement provincial est alloué selon les besoins véritables. Les prêts (dont une partie est non remboursable) sont offerts pour couvrir le coût de la rénovation ou de la transformation, aux locataires après que la municipalité a déterminé que l'édifice est principalement habité par des familles à revenu bas ou modeste, et à condition que le demandeur réponde à d'autres critères du programme. L'approbation des fonds aux municipalités dépendra du fait que la municipalité en cause applique effectivement tout règlement concernant l'entretien de la propriété et les normes d'occupation des lieux, et tout locateur qui veut bénéficier du programme doit signer un accord de contrôle des loyers avant de recevoir le prêt pour les réparations.

L'aide financière offerte en vertu de ce programme, se présente sous forme de prêts au taux d'intérêt de huit pour cent.

Ces prêts sont consentis aux locataires jusqu'à concurrence de \$10,000 par logement familial et par édifice. Le montant maximum non remboursable est de \$3,750.

C'est à la municipalité d'établir l'admissibilité du demandeur et de faire faire l'inspection des locaux pour déterminer les travaux qui doivent être effectués et de préparer un devis.

Les critères d'admissibilité à l'aide financière d'un demandeur sont les suivants:

- l'édifice dans lequel se trouve le logement ne dépasse pas quatre étages,
- aucune partie de l'édifice dans lequel se trouve le logement ne sert d'hôtel, ni n'a de chambres à louer,
- l'édifice dans lequel le logement se trouve est habité principalement par des familles à revenu bas ou modeste,
- sauf dans le cas d'une transformation, le logement à réparer, rénover ou améliorer ne répond pas aux normes d'un arrêté municipal adopté en application de l'article 36 de la loi sur l'aménagement du territoire ou toute autre loi de la province de l'Ontario concernant les conditions d'entretien, de sécurité et de salubrité des édifices,
- le logement n'est pas admissible à un financement du gouvernement fédéral,
- le locateur n'a pas reçu de subvention du gouvernement fédéral pour les travaux de réparation, d'amélioration ou de transformation du logement en question, ni n'a reçu de prêt en application de ce programme, pour ledit logement,
- le locateur doit signer un accord avec la municipalité concernant la location des logements,
- la municipalité garantit le prêt, y compris les montant non remboursables, au moyen d'un privilège comme il est prévu au paragraphe 2 de l'article 2a de la loi sur l'aménagement du logement ou d'un billet à ordre ainsi qu'il est prévu au paragraphe 4 de l'article 2a de la même loi.

La municipalité confirme l'admissibilité du demandeur et effectue une inspection des lieux pour déterminer les travaux à faire et pour préparer un devis. Le locateur doit à son tour obtenir des devis d'au moins deux entrepreneurs, puis faire sa demande de prêt auprès de la municipalité — montant remboursable et non remboursable — pour le montant du coût des travaux à effectuer.

Si les devis sont acceptables et que le demandeur répond aux critères d'admissibilité, la municipalité approuve le prêt et s'occupe de faire signer tous les documents. La municipalité exigera une garantie pour les montants remboursable et non remboursable du prêt pour être sûre qu'elle sera remboursée.

Le demandeur peut alors accorder les contrats pour les travaux prévus. La municipalité avance les fonds au fur et à mesure que les travaux avancent et selon ce qui aura été convenu au préalable entre la municipalité et le demandeur. La municipalité fait périodiquement des inspections pour s'assurer que les travaux sont exécutés comme il faut.

Le remboursement du prêt, moins le montant non remboursable, commence dès que les travaux sont finis selon ce qui aura été convenu avec la municipalité. Le remboursement est fait par mensualités.

Le montant non remboursable et le taux annuel du montant

non remboursable sont établis directement en fonction du coût des rénovations comme l'indique le tableau ci-dessous:

Coût des travaux de réparation, rénovation, transformation ou amélioration	Montant total non remboursable	Montant annuel maximum non remboursable
\$0 — \$5,000	\$2,500 ou le coût des travaux, s'il est inférieur	\$250
\$5,001 — \$6,000	\$2,750	\$275
\$6,001 — \$7,000	\$3,000	\$300
\$7,001 — \$8,000	\$3,250	\$325
\$8,001 — \$9,000	\$3,500	\$350
\$9,001 — \$10,000	\$3,750	\$375



Ministère du
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Délégation du pouvoir d'approbation aux municipalités du Nord de l'Ontario

Un objectif de base du gouvernement provincial est de s'assurer que l'administration municipale soit, chaque fois que cela est possible, pleinement responsable des affaires locales. Dans le cadre de cet effort, la loi sur l'aménagement du territoire (The Planning Act) a été récemment amendée pour permettre au ministre du Logement de déléguer aux autorités locales du Nord de l'Ontario sa responsabilité dans l'approbation des morcellements de terrains.

Aux termes des articles 30a et 30b de la loi, le ministre peut désormais déléguer son pouvoir d'approbation aux conseils de planification en existence ou nouvellement créés et aux "comités de district de morcellement des terrains" (district Land Division Committees—LDC) établis dans les municipalités existantes du Nord de l'Ontario ou proches de celles-ci.

Première phase:

Afin de donner au plus vite le plus de contrôle local, les efforts initiaux du ministère du Logement ont pour but de garantir que les conseils de planification existants ou nouvellement créés acquièrent ce pouvoir d'approbation.

Cette façon de procéder doit permettre au Ministère de concentrer ses ressources dans les régions très actives en matière d'approbation et, généralement, dans celles où les exigences administratives nécessaires à l'exercice de ce pouvoir peuvent être le plus rapidement satisfaites.

Conditions préalables à la délégation du pouvoir:

- **Pour les municipalités ayant des plans officiels approuvés:** l'existence de politiques d'approbation adéquates des plans officiels est une condition préalable à la délégation du pouvoir au conseil de planification.

Les municipalités ayant de telles politiques sur le morcellement des terrains dans leurs plans officiels doivent présenter au ministère du Logement une résolution du conseil municipal demandant la délégation du pouvoir d'approbation.

- **Pour les municipalités n'ayant pas de plans officiels approuvés:** pour obtenir une délégation du pouvoir d'approbation, le conseil de planification doit adopter des politiques de morcellement des terrains approuvés par le ministre (Des directives sur ces politiques ont été préparées par le ministère du Logement).

Le Ministère est disposé à fournir une aide technique et financière dans la préparation de ces politiques par l'intermédiaire de la Direction des services consultatifs sur la planification communautaire (Community Planning Advisory Branch — CPAB). Le Ministère prendra en considération toute modification jugée nécessaire pour tenir compte des exigences et des

conditions locales.

Les municipalités qui n'ont pas de plans officiels approuvés doivent présenter au moins une résolution du conseil municipal adoptant des politiques de morcellement des terrains.

Processus de délégation aux conseils de planification:

Après réception d'une résolution d'un conseil municipal demandant la délégation du pouvoir d'approbation, ou adoptant des politiques de morcellement des terrains, la CPAB et la Direction du contrôle de l'exploitation et de l'aménagement (Operations and Development Control Branch — ODCB) organiseront des réunions avec les conseils de planification et/ou le conseil municipal pour discuter des questions suivantes:

- Procédés à suivre. Aux termes de l'article 41 de la loi sur l'aménagement du territoire (The Planning Act), le ministre est habilité à prescrire par règlement aux conseils de planification ayant reçu délégation les procédés à suivre.
- Teneur légale de l'ordonnance de délégation ministérielle
- Politique de morcellement des terrains
- Points divers: documents subsidiaires à fournir par la Direction du contrôle de l'exploitation et de l'aménagement.

Si un accord est conclu, le ministre signe une ordonnance de délégation donnant officiellement la responsabilité d'approbation au conseil de planification concerné.

On procède alors à une notification générale par:

- la presse
- les arpenteurs de l'Ontario
- les conseillers en planification
- les municipalités locales
- les députés provinciaux
- le bureau du cadastre
- le Conseil des municipalités de l'Ontario (Ontario Municipal Board)
- Bell Canada
- Hydro Ontario
- les organismes provinciaux clefs.

Demandes en cours:

Tous les requérants dont les formalités de demande n'ont pas été achevées avant la date de délégation de pouvoir doivent refaire une demande à l'autorité déléguée appropriée. Le Ministère donne à tous les requérants ayant des demandes en cours, un préavis d'au moins 60 jours sur la date de la délégation.

Ces demandes comprennent:

- celles ayant reçu une approbation de principe mais auxquelles on n'a pas pu donner suite parce que les titres de propriété n'étaient pas disponibles pour l'approbation finale, ou parce que les conditions d'approbation n'ont pas été remplies
- celles qui sont en voie d'être approuvées mais dont toutes les formalités n'ont pas encore été achevées
- les demandes récemment reçues que l'on n'a pas encore étudiées.

Contrôle:

L'ODCB doit contrôler toutes les approbations accordées en suivant les règlements des demandes d'approbation (Rules of Procedure for Consent Applications). On demandera donc aux conseils de planification d'envoyer au Ministère les renseignements suivants:

- les données statistiques sur les morcellements de terrains, trimestriellement
- un relevé des frais relatifs aux morcellements supportés par le conseil de planification
- pendant la période initiale d'exploitation, des copies de toutes les décisions, conformément à l'article 42(11) de la loi sur l'aménagement du territoire (The Planning Act) et aux règlements des demandes d'approbation.

Aide financière:

Les conseils de planification déjà existants pourront normalement recevoir du requérant \$50 par demande. De plus, les conseils de planification de régions municipalisées pourront bénéficier de subventions de commencement.

Les conseils de planification pourront bénéficier d'une aide continue pour couvrir les frais d'administration des demandes des régions non municipalisées d'une zone planifiée. La Province couvrira la différence entre les frais encourus et les droits perçus pour les demandes.

Renseignements complémentaires:

Les bureaux de la Direction des services consultatifs sur la planification communautaire (CPAB) à Thunder Bay et à Sudbury ont tous les renseignements sur les formalités de délégation du pouvoir d'approbation. Pour plus de renseignements, contactez le directeur régional de l'un des bureaux suivants:

Région Nord-Ouest

Direction des services consultatifs sur la planification communautaire (Community Planning Advisory Branch)
435-sud, rue James
Thunder Bay (Ontario) P7C 5G6
. No° de téléphone: (807) 475-1651

Région Nord-Est

Direction des services consultatifs sur la planification communautaire (Community Planning Advisory Branch)
758-ouest, boul. La Salle
Sudbury (Ontario) P3A 4V4
N° de téléphone: (705) 560-0120

Loi sur l'aménagement du territoire

Article 30 a):

- Le ministre peut, par ordonnance, déléguer à un conseil de planification d'une région de planification dans un district territorial, le pouvoir d'approbation qu'il possède en vertu de l'article 29 pour tout terrain situé dans la région de planification; et, lorsque le pouvoir est délégué à un conseil de planification, les références au ministre dans le sous-alinéa

ii de l'alinéa b et dans l'alinéa c du paragraphe 1 de l'article 29 sont considérées comme étant des références audit conseil.

- Il est possible qu'une délégation effectuée par le ministre en vertu du paragraphe 1 ait à remplir une ou plusieurs conditions que le ministre peut stipuler par ordonnance; et le ministre peut reprendre, par ordonnance, toute délégation.
- Lorsque le ministre a délégué son pouvoir à un conseil de planification aux termes du paragraphe 1 les dispositions des paragraphes 6, 7 11 et 12 de l'article 41 et des paragraphes 3 à 20 de l'article 42 sont applicables *mutatis mutandis* en ce qui concerne les demandes d'approbation, et ledit conseil est considéré comme un comité d'ajustement aux fins des paragraphes 6 et 12 de l'article 29.
- Un conseil de planification, tel que mentionné au paragraphe 3, peut conclure des accords imposés à titre de condition de l'attribution d'une approbation pour un terrain situé dans un territoire non municipalisé et les dispositions du paragraphe 12a de l'article 29 sont applicables *mutatis mutandis* auxdits accords. 1976, c.64, a. 1, partie.

Article 30 b):

- Le ministre peut, par ordonnance, constituer et nommer un ou plusieurs comités de district de morcellement des terrains (district Land Division Committees) et peut, par ordonnance, leur déléguer son pouvoir d'approbation au titre de l'article 29 pour tout terrain situé dans un district territorial tel que défini dans l'ordonnance et, lorsque le pouvoir est délégué à un comité de district de morcellement des terrains, la référence au ministre au sous-alinéa ii de l'alinéa b et à l'alinéa c du paragraphe 1 de l'article 29 est considérée comme une référence audit comité.
- Les membres d'un comité de district de morcellement des terrains à nommer aux termes du paragraphe 1 doivent être sélectionnés lors d'une ou de plusieurs réunions des propriétaires et des locataires de terrains dans le district stipulé dans l'ordonnance établie conformément au paragraphe 1 et les formalités de convocation de la ou des réunions, le nombre de membres à sélectionner et la manière d'effectuer cette sélection doivent être conformes aux règlements que le ministre a le droit d'établir.
- Il est possible qu'une délégation effectuée par le ministre en vertu du paragraphe 1 ait à remplir une ou plusieurs conditions que le ministre peut stipuler par ordonnance; et le ministre peut reprendre, par ordonnance, toute délégation.
- Lorsque le ministre a délégué son pouvoir à un comité de district de morcellement des terrains au titre du paragraphe 1, les dispositions des paragraphes 6 à 9 et 11 et 12 de l'article 41 et des paragraphes 3 à 20 de l'article 42 sont applicables *mutatis mutandis* et ledit comité est considéré comme un comité de morcellement des terrains au sens des paragraphes 6 et 12 de l'article 29.
- Un comité de district de morcellement des terrains peut conclure des accords imposés à titre de condition de l'attribution d'une approbation pour un terrain situé dans un territoire non municipalisé et les dispositions du paragraphe 12a de l'article 29 sont applicables *mutatis mutandis* auxdits accords.
- Les membres d'un comité de district de morcellement des terrains, nommés aux termes du présent article, reçoivent la rémunération stipulée dans l'ordonnance de leur nomination.
- L'argent qu'un comité de district de morcellement des terrains reçoit sous forme de droits sur les demandes d'approbation qui lui sont adressées est versé au Fonds du revenu consolidé. 1976, c.64, a. 1 partie.



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Direction de la politique de planification locale

L'un des objectifs principaux des services de planification communautaire du ministère du Logement est de faire des études spécialisées dans les secteurs de planification utiles à toutes les municipalités de la province. Cette fonction incombe à la direction de la politique de planification locale. Elle fait des recommandations sur les politiques provinciales ayant trait à la planification communautaire et définit des normes de planification municipale en accord avec les objectifs provinciaux.

La direction établit la politique des activités spécifiques de planification communautaire, fait des recherches sur les différentes questions de planification dans le but de formuler une politique locale et analyse la réglementation de la planification provinciale et municipale. La direction est divisée en trois sections comprenant la section des politiques, la section des programmes et celle des études spécialisées.

Section des politiques

Cette section élabore la politique provinciale générale dans le domaine de la planification communautaire et coordonne l'application des objectifs de planification provinciale au niveau municipal et dans les autres secteurs de la province.

Ses fonctions sont les suivantes:

- Déterminer les buts et objectifs de planification provinciale au niveau des municipalités
- Étudier la Loi sur l'aménagement du territoire et autres lois connexes pour proposer des amendements, éliminer les lacunes et anticiper les problèmes
- Établir des mesures concernant la délégation des pouvoirs en matière de planification aux bureaux locaux et gouvernements régionaux
- Étudier les fonctions des gouvernements régionaux et des municipalités locales en matière de planification et assurer leur coordination avec le programme provincial
- Établir des contacts avec les gouvernements régionaux et les municipalités locales pour évaluer les activités de planification à ces niveaux, définir les problèmes et proposer des solutions
- Rechercher la collaboration de tous les ministères du gouvernement provincial dont les activités touchent aux programmes de planification locale

Projets de la section

Le personnel de cette section est chargé de la recherche pour certains projets comme l'étude de la Loi sur l'aménagement du territoire et l'analyse des commentaires du public sur cette étude.

Section des programmes

Cette section est responsable de l'établissement de la politique générale des activités spécifiques de planification communautaire. Elle établit les normes géné-

rales de planification en accord avec les objectifs provinciaux.

La section des programmes a les fonctions suivantes:

- Assurer une étude continue des politiques, méthodes et normes existantes pour les plans officiels, les lotissements et la rénovation urbaine et formuler des recommandations pour des changements appropriés
- Établir les normes et les directives générales de planification provinciale qui s'appliquent aux différents types d'aménagements
- Créer des contacts avec les autres divisions et ministères, de même que des relations à d'autres niveaux gouvernementaux pour évaluer les programmes de planification, définir les problèmes et proposer des solutions si nécessaire

Projets de la section

L'étude des méthodes d'aménagement existantes a été l'une des études les plus importantes que cette section ait entreprises; le but de cette étude était de trouver les normes de planification et d'ingénierie utilisées à l'heure actuelle en Ontario qui étaient trop strictes. Citons en particulier, toute une série de normes concernant la taille des lotissements, la largeur des routes et les méthodes de manutention des drains extérieurs.

Dans une autre étude en cours, on analyse le bruit des avions et ses répercussions sur les différents types d'utilisation des terres. Ce travail doit favoriser l'établissement de nouvelles directives pour l'aménagement des terres situées près des aéroports.

Section des études spécialisées

Cette section a des fonctions de soutien de la direction dans son ensemble et fait des recherches sur les questions de planification requises.

Son rôle précis est essentiellement déterminé par les fonctions et les priorités établies pour les deux autres sections. Cette section travaille souvent de concert avec les autres divisions du ministère du Logement et les autres services du gouvernement.

Projets de la section

Cette section dirige et coordonne une étude interministérielle sur la mise au point de méthodes permettant de prévoir l'effet de l'aménagement sur les lacs de la province. Cette étude doit durer plusieurs années et, si tout se passe bien, elle devrait permettre d'évaluer correctement les possibilités d'aménagement d'un plan d'eau avant la mise en valeur des terrains.

La section des études spécialisées doit également fournir un manuel de directives pour la création de parcs de maisons mobiles. Le manuel traitera de nombreuses questions parmi lesquelles on peut citer les dimensions et l'emplacement des lots et les arrangements tendant à préserver l'intimité des résidents du parc.



Ministry of Housing
Ontario Housing Corporation

OUTLINE

Housing Operations Branch
(Ontario)
101 Bloor St. W.
7th Floor
Toronto, Ont. M5S 1P8

Local housing authorities

Background: Legislation passed in 1948 authorized Ontario to acquire and develop land for housing purposes. Since the greatest need was for family rental housing, the initial program was designed for families in the bottom third income group.

Public housing management by local housing authorities was a system created by the province in the early 1950s. It was decided that housing, being such an important local issue, should be administered and managed at the local level.

History

A. Federal/provincial housing

The original housing authorities (LHAs) were constituted by provincial orders-in-council between 1952 and 1964 to manage, maintain and supervise federal/provincial rental housing developments, built and financed by the three levels of government under the National Housing Act, sect. 40, and the Ontario Housing Development Act (1948). There were 41 LHAs constituted under this legislation, with the first ones established in St. Thomas and Windsor on May 7, 1952.

The local corporate bodies were given freedom of action within broad policies contained in a leasing agreement made between the authority and the partnership of senior governments represented by Central Mortgage and Housing Corporation and the then provincial housing branch.

Capital and operating costs for most of the housing units constructed initially under sect. 40 of the NHA were shared 75 per cent federally, 17½ per cent provincially and 7½ per cent by the local municipality.

B. Ontario Housing Corporation

During the late 1960's and early 1970's the principle of management by LHAs was supplemented by the concept of direct management, in which operational control was maintained directly by Ontario Housing Corporation. Where assisted housing was developed within a municipality served by an LHA, that authority was empowered by a management agreement to administer and maintain the development on behalf of OHC, together with its existing portfolio created under the federal-provincial arrangements.

Capital costs for units constructed after 1965 and covered under sects. 43-44 of the NHA were loaned 90 per cent by the federal government with the remaining 10 per cent by the province. Operating losses are shared by the three levels of government, 50 per cent by the federal government, 42½ per cent by the province and 7½ per cent by the municipality where the housing is located.

C. Ministry of Housing

A decentralized approach to the management of public housing in the province was among the principal recommendations

of a major study of public housing management conducted by Peter Barnard Associates for OHC in 1972. It was recommended that the primary responsibility for public housing should remain with the province, but day-to-day management should be the responsibility of housing authorities.

Prior to the study, however, the initial break from the traditional single-community type of housing authority occurred in 1970 when the Fort William and Port Arthur housing authorities were combined with direct management housing in Atikokan and Longlac to form the Thunder Bay District Housing Authority.

During 1974, on the recommendation of the Barnard report and several other independent studies including those of the Committee on Government Productivity and the Ontario Advisory Task Force on Housing Policy, the province decided to continue the existing program of housing authorities and expand it to incorporate all public housing portfolios managed directly by OHC.

This concept received the concurrence of the federal government as well as the provincial/municipal liaison committee, and the work of establishing new or reorganized housing authorities began.

Some 26 of the 41 original housing authorities have been reconstituted and expanded to create 19 housing authorities relating to regional, county or district boundaries. A further 16 new housing authorities have been established through the transfer of OHC direct management portfolios. It is anticipated that there will be about 60 housing authorities on completion of the program.

During the twelve months following June 1976, the LHA system went through a period of rapid expansion. By October, 1977, a total of 51 LHAs were managing more than 40,000 units of assisted rental accommodation for families and senior citizens.

When the Ministry of Housing was reorganized on April 1, 1977, OHC's major role became the ongoing management of socially assisted family and senior citizen housing, principally through LHAs. This concept ensures that management will remain sensitive to local needs and priorities and yet be autonomous to act in the best interests of the whole community.

How it works

When agreement is reached to develop new or reorganized authorities, each level of government is invited to nominate members. The number of members appointed to an LHA is determined by the size of the portfolio to be administered and the appointments are made by provincial orders-in-council on the basis of nominations from the federal, provincial and municipal governments in established proportions. Portfolios man-

aged by LHAs vary from under 300 units to over 8,000.

Each housing authority operates under a management agreement with OHC. This sets out the responsibilities of the housing authority and establishes general policy for uniform application throughout the province. A standard bylaw authorizes LHAs to set up banking arrangements, appoint other officers, employ and pay staff, receive and disburse funds and keep books and records.

Housing authorities are delegated freedom of action to apply local issues within the framework of the master management

agreement and general policy directives of OHC. Because they are local in nature, housing authorities are believed to be better suited to respond to the needs of their communities with regard to assisted accommodation for families and senior citizens.

The members of LHAs employ housing managers to be responsible for the day-to-day management and to keep the boards informed about administration matters. This leaves the board members free to consider matters of policy and its interpretation and application to the local scene.



Ministry of
Housing

Ontario

OUTLINE

AHOP/HOME

AHOP/HOME is a joint federal-provincial program designed to bring home ownership within the reach of more moderate- and lower-income residents wishing to purchase new housing units.

Financial aid is available through the combination of the federal Assisted Home Ownership Program (AHOP) and Ontario's Home Ownership Made Easy (HOME) Plan.

AHOP is designed primarily to bring the effective mortgage interest rate down to eight per cent during the first year of occupancy, through a loan for people buying newly-built homes within specific price ranges.

AHOP also provides qualified home buyers with a subsidy of up to \$750 in the first year of occupancy, so they would not be spending more than 25 per cent of their household income on mortgage payments and municipal taxes.

The province makes available an additional grant of up to \$750 in the first year for those who have qualified for maximum AHOP assistance, should their mortgage and tax payments still exceed 30 per cent of their household income. In order to qualify for the program, newly-built homes must not exceed maximum prices established by Central Mortgage and Housing Corporation, the federal agency which administers AHOP/HOME. The price ceilings vary from area to area in the province.

In addition, the selling price must not exceed the value placed on the property by CMHC.

(Household is defined as two or more persons, married or otherwise, and may include one adult and one dependent child. For the AHOP interest reduction loan, the household does not have to include a dependent child. However, for both the AHOP subsidy and the AHOP/HOME grant, the household must include at least one dependent child. Household income is the gross annual income of the principal wage earner plus the gross annual income of the other adult in the household.)

Apart from assisting people who wish to buy their own homes, AHOP/HOME is designed to stimulate the construction of moderately-priced, affordable housing.

Under AHOP/HOME, financial help comes in three stages: the AHOP interest reduction loan, the AHOP subsidy and the HOME grant.

How It Works

Stage 1: AHOP's Interest Reduction Loan

All purchasers are eligible, as long as there are at least two persons in the household buying an AHOP-qualified, moderately-priced home.

The loan has the effect of reducing the first year's mortgage payments to what they would be at an eight per cent interest rate.

Purchasers use the loan to lower mortgage payments during the first five years of occupancy. The loan is interest-free for this support period.

The loan may be repaid at any time during the first five years. It must be repaid if the property is sold or if a new first mortgage is obtained for an increased amount.

If a homeowner chooses to pay back the loan to CMHC by instalments, monthly repayments of the loan plus interest begin in the seventh year of occupancy.

Stage 2: AHOP's Subsidy

If purchasers made use of the interest reduction loan and have at least one dependent child, they may be eligible for this non-repayable subsidy—a maximum of \$750 during the first year of occupancy.

The AHOP subsidy is available to those who have taken the loan and would still be spending more than 25 per cent of their gross household income on mortgage payments and municipal taxes.

Household income is defined as the total income from all sources of the principal wage earner and spouse.

The exact amount of subsidy varies, depending on the household income and the mortgage and municipal tax payments.

Stage 3: The Provincial HOME Grant

If purchasers have qualified for the AHOP interest reduction loan and the maximum AHOP subsidy and find that they would be spending more than 30 per cent of their income on mortgage payments and taxes, they may be eligible for the provincial HOME grant.

The grant, designed to bring mortgage payments and taxes down to 30 per cent of the household's gross annual income, amounts to a maximum \$62.50 monthly in the first year of residency. It is a non-repayable grant.

Total assistance—any combination of Stages 1, 2 and 3—is paid directly to the purchaser each month, providing there is no default on the mortgage.

After the first year, the total assistance is decreased annually by one-fifth of the first year's total assistance, or \$240 per year, whichever is less.

At the end of five years, the financial arrangements can be reviewed and, if warranted, the assistance may be continued.

Eligible Units

All types of new housing units are eligible . . . condominiums, townhouses, detached and semi-detached houses . . . if they are sold within the maximum AHOP prices and do not exceed the value placed on the property by CMHC.

New homes built by individuals also qualify . . . again if they are priced within AHOP limits and do not exceed CMHC appraisals.

Examples of present maximum prices for homes qualifying for assistance:

Barrie \$39,000; Hamilton \$43,000; Kingston \$37,500; Kitchener \$38,000; London \$35,000; North Bay \$37,500; Oshawa \$45,000; Ottawa \$38,000; Peterborough \$34,000; Sault Ste. Marie \$34,000; St. Catharines \$34,000; Sudbury \$34,000; Thunder Bay \$40,000; Timmins \$36,000; Toronto \$47,000; Windsor \$36,500.

Those interested in purchasing a home under AHOP or AHOP/HOME should consult the real estate advertising sections of the newspapers for builders selling AHOP-qualified homes.

Prospective purchasers need not contact CMHC or the Ministry of Housing, but may obtain all necessary information and forms from builders participating in AHOP.

AHOP/HOME Minimum Income Requirements

Loans can be repaid over 25-, 30-, or 35-year periods. The following calculations are based on a 10.5 per cent mortgage, scheduled to be repaid over a 30-year period, with terms such as the mortgage interest rate subject to review after five years.

(House prices reflect AHOP maximums in each municipality.)

In Hamilton, a \$43,000 townhouse with estimated municipal taxes of \$40 monthly would generally require an annual income of \$16,280 to make monthly mortgage and tax payments of \$407.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$13,440. With maximum AHOP assistance—the loan and \$750 in the first year of occupancy—the income requirement is reduced further to \$10,940.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$8,440.

In Kingston, a \$37,500 townhouse with estimated municipal taxes of \$45 monthly would generally require an annual income of \$14,610 to make monthly mortgage and tax payments of \$365.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$12,131. With maximum AHOP assistance—the loan and \$750 subsidy in the first year of occupancy—the income requirement is reduced further to \$9,631.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$7,131.

In North Bay, a \$37,500 townhouse with estimated municipal taxes of \$35 monthly would generally require an annual income of \$14,210 to make monthly mortgage and tax payments of \$355.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$11,731. With maximum AHOP assistance—the loan and \$750 subsidy in the first year of occupancy—the income requirement is reduced further to \$9,231.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$6,731.

In Ottawa, a \$38,000 townhouse with estimated municipal taxes of \$45 monthly would generally require an annual income of \$14,775 to make monthly mortgage and tax payments of \$369.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$12,254. With maximum AHOP

assistance—the loan and \$750 subsidy in the first year of occupancy—the income requirement is reduced further to \$9,755.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$7,255.

In Thunder Bay, a \$40,000 townhouse with estimated municipal taxes of \$35 monthly would generally require an annual income of \$15,064 to make monthly mortgage and tax payments of \$376.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$12,420. With maximum AHOP assistance—the loan and \$750 subsidy in the first year of occupancy—the income requirement is reduced further to \$9,920.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$7,420.

In Metro Toronto, a \$47,000 townhouse with estimated municipal taxes of \$50 monthly would generally require an annual income of \$18,056 to make monthly mortgage and tax payments of \$451.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$14,948. With maximum AHOP assistance—the loan and \$750 subsidy in the first year of occupancy—the income requirement is reduced further to \$12,448.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$9,948.

Also in Metro Toronto, a purchaser buying a \$42,000 apartment and qualifying for maximum AHOP/HOME assistance, would require a minimum income of \$8,171. The \$42,000 home is \$5,000 below maximum AHOP price in Metro Toronto.

In Windsor, a \$36,500 detached home built under the zero lot concept, with estimated municipal taxes of \$65 monthly, would generally require an annual income of \$15,055 to make monthly mortgage and tax payments of \$376.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$12,655. With maximum AHOP assistance—the loan and \$750 subsidy in the first year of occupancy—the income requirement is reduced further to \$10,156.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$7,656.



Ministry of
Housing

Ontario

OUTLINE

Community Housing
Division

Community Sponsored Housing

Background

Ontario's Community Sponsored Housing Program was established in 1974 to encourage community groups and municipalities to form non-profit corporations to build and operate low-cost rental housing for persons of low and moderate income. The program encourages voluntary activity from the community and participation of the residents in the development and management of the projects. Community groups could include service clubs, credit unions, church groups or any other groups of citizens incorporated for the purpose of building and operating non-profit housing projects. It is intended that corporations receiving the provincial assistance will provide housing for families, senior citizens, single people and those with special disabilities.

Municipalities are also encouraged to form such non-profit housing operations; in Ontario, legislation has been passed to make this possible.

How It Works

The Ontario program is intended to complement sections 15.1 and 34.18 of the federal government's National Housing Act, which is operated through Central Mortgage and Housing Corporation.

The Federal Role

Under the terms of section 15.1 (or 34.18 for co-operatives), CMHC provides up to \$10,000 in start-up funds to get a project under way. This money goes towards initial surveys, site selection, taking of options, professional fees, staffing etc. and part of this is repayable if a mortgage commitment is eventually agreed to.

In addition, CMHC provides a 100 per cent mortgage to a non-profit corporation for the actual cost of an approved development.

The loan is secured by a mortgage of up to 50 years, presently at a maximum interest rate of 10½ per cent, which is usually reduced through an interest reduction grant to an effective rate of eight per cent. 10 per cent of the loan is forgiven. A rehabilitation project, in addition to the above, will be considered for a \$3,750 maximum forgivable grant per unit under the Residential Rehabilitation Assistance Program (RRAP). Units must be at or below market rates for comparable accommodation. As well, groups must meet certain design and cost standards to ensure that modest good housing is provided and to prevent overly expensive designs.

The Provincial Role

Funding will complement federal assistance. A rent-reduction grant is provided on a sliding scale to non-profit organizations which make units available to families and individuals who qualify for rent supplement.

The purpose of the grant is to reduce the rents in a modestly designed non-profit project to below market levels for similar accommodation. The grant is paid over a 15-year period on a decreasing scale selected by the non-profit organization. The

rent reduction per unit per month for the first year usually ranges from \$20 to \$35, depending on the payout rate selected.

In partnership with CMHC and the local municipality, the ministry also provides funding for rent supplement purposes for those in need of rent-geared-to-income help. The usual limit for this support is up to 25 per cent of the units. In specific cases the limit may be exceeded, with the approval of the ministry, CMHC and the municipality.

Percentage of units under rent supplement	Rent reduction grants as percentage of project value
21-25 per cent	10 per cent
16-20 per cent	8 per cent
11-15 per cent	8 per cent
6-10 per cent	4 per cent
Less than 6 per cent	Zero per cent

Each project selects the tenants suitable for rent supplements; however, projects are expected to consider applicants referred from the local government waiting list for an agreed-upon number of rent supplement units.

The Municipal Role

Municipalities may form non-profit corporations for the purpose of land-banking, building low-to-moderate-income housing or for purchasing and renovating existing housing. The terms for municipalities are the same as above, with the exception of grants for getting projects underway.

As well, municipalities can purchase land through the federal-provincial-municipal Municipal Land Development program. Such land can be used by municipal and private non-profit companies. Private companies should check with their local municipal planner or clerk what the local policy is with respect to this program.

Eligible Organizations

Groups applying for assistance under the Community Sponsored Housing Program will already be seeking their mortgage financing from CMHC. Because of this, eligibility for the Ontario program is based on criteria set out in the National Housing Act:

"A non-profit organization is one in which no part of the income is payable or otherwise available for the personal benefit of any proprietor, member or shareholder."

In addition, no part of the income of the corporation derived from housing rental or housing charges may be used for professional development, education, research or travel by any of the shareholders, and an annual affidavit to this effect must be provided.

Non-profit groups may be of two kinds:

- Municipally-owned: Provincial legislation has been passed in Ontario to allow municipalities to form non-profit housing corporations.

(Over)

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- Exclusively charitable: The sponsors must be dedicated to providing adequate housing for persons of low or moderate income.

Criteria For Applicants

CMHC screens non-profit housing loan applications; consequently the province will direct itself to broader criteria in evaluating applications:

1. The group should provide evidence of community support for the project.
2. A financial plan shall be prepared which shows:
 - The economic viability of the project;
 - The degree to which the provincial capital contribution will be reflected in below-market rents;
 - The financial ability to cope with unanticipated problems in construction;
 - That no overlap exists with subsidies from other provincial ministries, notably the Ministry of Community and Social Services.
3. An administrative plan shall be prepared describing:
 - How its management program is soundly based on accepted property management and tenant relations principles, and that it is geared to ensuring the economic and social success of the project on a continuing basis;
 - How the group intends to give special consideration to those who are on government waiting lists for rent-assisted housing and the number of such people to be accommodated;
 - How the neighborhood will be involved in the project and, in rehabilitation projects, how construction work will be carried out so as not to displace tenants;
 - The impact on community amenities that would result from the project, such as recreational space.

While some of these criteria overlap those of CMHC, some do not. Therefore, provincial approval will not necessarily follow federal approval and will require an order-in-council in keeping with the provisions of the Housing Development Act.

Applications

Any organization wishing assistance from both Ontario and the federal government should contact each of them concurrently. For further information, please contact:

Community Housing Division
Ontario Ministry of Housing
12th Floor
101 Bloor St. W
Toronto, Ont. M5S 1P8.

and

Ontario Regional Office,
Central Mortgage and Housing Corporation,
145 King St. W.,
Suite 1108,
Toronto, Ont. M5H 1J8
Telephone: (416) 361-0420
(or any of CMHC's branches).



Ministry of
Housing

Ontario

LIBRARY

OUTLINE

Community Planning Advisory Branch

60 Bloor St. W.

8th Floor

Toronto, Ont. M4W 3K7

Telephone: (416) 965-3352

Community Planning Wing

The Ministry of Housing is determined to provide adequate housing at affordable prices to all residents of Ontario. Equally important, the ministry is committed to ensuring that all such housing is created within a sound planning framework. Because planning is such a crucial element in housing development, few homes are built in Ontario today without the co-operative efforts of both the provincial and municipal governments. The ministry, through its community planning wing, provides guidance to local municipalities and, through consultation, helps them set and meet their own planning priorities.

The Community Planning Wing

The function of the community planning wing is to encourage effective community planning throughout the province. To reach this objective, the wing is active in many areas. It must ensure that regional development policies are implemented through the use of sound community planning techniques. To preserve the physical and social character of Ontario's towns and cities, the planning wing, through its community renewal branch, develops and administers programs designed to help local municipalities and their citizens maintain and improve existing housing stock and the general structure of their neighborhoods and central areas.

The Minister of Housing has the administrative and regulatory responsibilities for local land-use planning under the Planning Act, the Municipal Act, the Registry Act and the Condominium Act. Wherever possible, the wing provides innovative technical advice and information on community planning to the appropriate levels of government. The wing is also responsible for ensuring that new towns are created as properly balanced and co-ordinated communities to benefit both local residents and the province as a whole.

Community Planning Advisory Branch

In order to respond to the needs of local municipalities, and to provide clear two-way communication between the provincial government and local residents, the planning wing established the community planning advisory branch (CPAB) with five regional offices located across the province at Ottawa, London, Sudbury, Thunder Bay and Toronto. These offices provide services and advice to municipalities and the public and, in turn, keep the province aware of the needs and objectives of the local communities.

The CPAB also administers grants to be used for direct technical assistance by those communities which lack full-time professional planning staff.

Plans Administration Division

Plans administration division (PAD), through its three branches—subdivisions, official plans, and operations and development control—is responsible for administering a wide range of approval functions provided under the Planning Act. In addition, PAD provides technical planning advice to the Ontario Municipal Board, the provincial cabinet and other government bodies involved in land-use planning.

Subdivisions Branch

Subdivisions branch is responsible for the approval of plans of subdivision and condominium (except where the approval authority has been delegated to regional municipalities). The branch is also responsible for the referral of such plans to the OMB as necessary.

Official Plans Branch

Official plans branch evaluates and makes recommendations on applications made to the minister for approval of official plans, amendments to official plans, and the referral of such matters to the OMB. The branch also evaluates and recommends the endorsement of interim land severance and interim planning policies to the minister and reviews housing policy statements.

Operations and Development Control Branch

This branch has three sections:

- Administrative support section provides clerical, administrative, cartographic and drafting support services to PAD.
- Development control section administers minister's consents in Northern Ontario, Niagara Escarpment appeals, quarry applications, minister's zoning orders, etc. The section also monitors consent activity and comments on zoning bylaws to the OMB for areas other than regions.
- Operations review section provides research support for the division, such as the monitoring of the approval process. It also implements the delegation of the minister's authority under the Planning Act, which includes subdivision, condominium, local official plan (in regions), road closing and consent approvals.

Ontario Housing Action Program

[Development Co-ordination Unit]

This program, introduced in 1974, performed a co-ordinating and expediting role between provincial ministries and agencies, regional and area municipalities and the private development industry towards accelerating the production of reasonably-priced ownership and rental housing. It also provided municipalities with interest-free loans for major servicing of storm drainage, and grants for short-term productive studies.

The program ended March 31, 1978 but outstanding commitments will be fulfilled by the development co-ordination unit, which is fully integrated in the plans administration division. This unit will also continue to carry out its mandate of facilitating development by assisting in the approval process.

Community Renewal Branch

In order to improve and revitalize existing housing and commercial areas throughout the province, the ministry has initiated and participated in a number of programs related to urban renewal, neighborhood improvements and housing rehabilitation. These programs are the responsibility of the community renewal branch and include the Ontario Home Renewal Program (OHRP), federal-provincial programs such as the neighborhood improvement program (NIP), and

commercial-related projects such as the Ontario Downtown Revitalization Program and the Main Street Revitalization Program.

Local Planning Policy Branch

A major effort of the planning wing is to initiate research and study into all aspects of planning that will be of benefit to all municipalities in the province. The local planning policy branch is responsible for developing provincial policies related to community planning and for formulating municipal planning standards compatible with provincial objectives. The branch also develops policies for specific community planning activities, undertakes research into various planning matters to help formulate local planning policy, and reviews legislation

related to provincial and municipal planning. The branch is structured into three sections: policy section, programs section, and special studies.

Project Planning Branch

The branch provides comprehensive community planning services to the ministry with respect to specific undertakings where there is direct or indirect government involvement. This has consisted of a wide variety of projects of differing sizes, short-term and ongoing, and dealing with such issues as community design, environmental impact, economic and social conditions, site analysis, engineering and transportation considerations, regional planning and development, subdivision planning, and building design and layout.

REV 12/78



Ministry of
Municipal Affairs
and Housing

OUTLINE



Social housing: Guidelines for admission and continued eligibility

Ontario Housing Corporation provides rent-geared-to-income housing in more than 300 communities throughout the province. Most public housing is managed by local housing authorities (LHAs) on behalf of the corporation.

The accommodation is provided for:

- Families
- Senior citizens
- Physically-handicapped persons
- Mentally-retarded persons

A point-rating system is used to select applicants most in need.

Basic eligibility requirements

Parent(s) aged 18 or more with at least one dependent child.

A dependent child is a person under 18 years of age. Those attending learning institutions on a full-time basis are considered dependents, even if they are more than 18 years of age.

Couples when at least one spouse is aged 60 years or more and individuals aged 60 or more.

Physically-handicapped persons of any age are also eligible to apply for subsidized housing provided they are able to live independently.

As well, mentally-retarded persons of any age are eligible for subsidized housing. Such persons must, however, be capable of independent living based on the assessment of a professional agency.

Applicants must be Canadian citizens or landed immigrants. Visitors to Canada or persons without legal status are not considered.

General eligibility guidelines

In addition to the basic eligibility requirements, applicants should fulfil certain conditions in order to be considered for rent-geared-to-income accommodation.

- Applicants must have resided in Ontario continuously for the previous 12 months.
- Applicants must not be residing in an OHC unit.
- Former tenants of local housing authorities who have outstanding rent arrears can be considered only if the arrears are paid in full.
- Applications will be considered from former tenants where one spouse is an LHA resident only after a divorce has been granted and custody of the children has been determined. Other eligibility criteria must be met—e.g., at least one dependent child.

Local housing authorities may exercise a degree of discretion in cases of extenuating circumstances.

Reasons for ceasing to qualify

Tenants who no longer meet the basic eligibility requirements are no longer qualified to remain in assisted housing.

General grounds for terminating tenancies

The grounds for seeking to terminate a tenancy are as follows:

- Rent arrears.
- Persistent rent arrears history.
- Causing or permitting undue damage to the residential premises.
- Causing or permitting an illegal act upon the premises.
- Unreasonable interference with the enjoyment of the premises by other tenants and the landlord.
- Impairing the safety or rights of other tenants.
- The number of persons occupying the premises is contrary to health, safety or housing standards.
- Ceasing to meet the eligibility requirements for public subsidized housing.

- Misrepresentation of income and/or assets.
- Wilfully falsifying information about family composition. The same applies to tenants who allow other persons, not declared on their application, to live with them without the permission of the local housing authority.
- Failing to confirm income.
- Overhoused tenants who no longer require the same size of unit (e.g., some dependents have left home permanently) are required to transfer to appropriately-sized accommodation with fewer bedrooms. Refusal to accept two alternative offers of accommodation may be considered grounds for seeking to terminate a tenancy.
- The tenant was an LHA employee provided with residential premises during his/her employment, and his/her employment has been lawfully terminated.

Tenant Transfers

To be considered for a transfer, a tenant must have occupied the unit for at least 12 months, paid

monthly rent on time for at least the past six months and continue to meet the basic eligibility requirements, as well as one of the following:

- Underhoused or overhoused tenants: Two persons to a bedroom, e.g., husband and wife or two children of the same sex, is acceptable. Two children of the opposite sex, where one is five years of age or over, should have separate bedrooms. If the number of bedrooms does not meet the family requirements, a transfer is considered.
- Tenants who must spend an excessive amount of time traveling between home and work are considered for a transfer.
- Health and medical factors: A fully-documented medical assessment is required, citing the relationship between housing conditions and the health problem.
- Social problems are considered on an individual basis where sufficient cause has been established.

For further information, consult your telephone directory for your local housing authority listing.



Ministry of
Municipal Affairs
and Housing

OUTLINE



CHADON HO -77- Social housing—Criteria for selecting tenants

Senior citizen accommodation is provided for couples when at least one spouse is aged 60 or more and for individuals aged 60 or more.

Ontario Housing Corporation rental housing for senior citizens is offered on the basis of applicants' need for housing, not according to the date on which they apply.

A point-rating system is used to measure an applicant's need in relation to other seniors who have also applied for assisted housing. The system is intended to ensure that seniors with the greatest need are given priority on the waiting list.

An applicant's point-rating is determined during a home visit by a staff member of the local housing authority. At this time, the applicant's need for housing is assessed. Points are awarded as follows:

Notice to vacate—Points are given if an applicant has received a valid notice to vacate from his/her landlord stating that the lease is ending and he/she must move out. Extra points are given if the applicant has been served with a writ of possession. No points are awarded, however, if rental arrears or anti-social behaviour were the cause of eviction proceedings or if the current landlord is related to the applicant. (Maximum—30 points.)

Disrepair and unsatisfactory conditions—Points are given if the applicant's current accommodation is in such a state of disrepair as to be considered unsafe. Points are also given for unsatisfactory living conditions such as inadequate light, ventilation or heating or if the applicant's home is poorly served by public transportation. No points are awarded if the applicant has received points for notice to vacate as detailed above (Maximum—20 points.)

Share facilities—Points are given for lack of kitchen and/or bathroom facilities, or if the applicant shares them with unrelated persons. However, no points are awarded if the applicant has already re-

ceived points for notice to vacate. (Maximum—10 points.)

Overcrowding—Points are given if the applicant does not have his or her own bedroom. Points are also given if the applicant shares the household with unrelated persons. No points are given if an applicant has caused overcrowding by taking in roomers or boarders. (Maximum—10 points.)

Percentage of income in rent or shelter costs—Points are given so that those who are paying the greatest percentage of their income towards rent will receive the most points. Points are not awarded to applicants who are paying less than 25 per cent of their gross income in rent. (Maximum—30 points.)

Income—Points are given on the basis of gross income. The maximum number of points is allocated to those seniors with the lowest incomes. Income from all sources including savings accounts, investments and financial assets are considered. (Maximum—30 points.)

Assets—Points are given so that seniors with few or no assets receive the maximum number of points. As the amount of assets held by the applicant increases, the number of points awarded decreases. Assets may include any investments which produce income or appreciate in value. (Maximum—30 points.)

Health factors—Points are given for medical disabilities which are aggravated by the applicant's current accommodation or for obvious physical disabilities such as loss of limbs or sight or having to use a wheelchair. Points are also given to those seniors who have to pay for their own health services because they are not covered by medical programs. (Maximum—20 points.)

For further information please consult your telephone directory for your local housing authority listing.



Ministry of
Municipal Affairs
and Housing

OUTLINE



Rent Supplement Program

Ontario Housing Corporation (OHC) works closely with the private sector in making suitable rental accommodation available for families and individuals who pay rents according to their incomes.

Under the Rent Supplement Program, OHC pays landlords the difference between the tenants' geared-to-income rents and the full rental rate negotiated between OHC and the landlords.

Up to 25 per cent of the units in a development complex may be assigned under the Rent Supplement Program.

The rent supplement approach has several advantages:

- It guarantees that units will be rented continually for a specific number of years.
- Rents are renegotiated annually to ensure that they fairly reflect market rents in the area.
- Lower-income families have more opportunity of becoming part of a community, since the approach eliminates concentrations of low-income residents in public housing developments.

More than 11,000 units are being administered under the Rent Supplement Program in municipalities throughout Ontario.

The subsidy for each rent supplemented unit is shared equally by the federal and provincial governments.

Geared-to-income rents generally run from 16.7 to 25 per cent of gross family income.

Senior citizens—couples with one spouse at least 60 years of age or individuals aged 60 or older—pay rents which will not exceed 25 per cent of gross income.

How are the units selected?

The type and number of units accepted are related directly to the local waiting list for assisted housing. OHC staff inspect units offered to ensure they meet suitable maintenance, decoration and management standards for occupancy.

Generally, not more than 25 per cent of the units in a complex or building may be accepted for lease under the program.

How are the rents established?

The rental rates proposed by the landlord are reviewed by OHC to ensure that they do not exceed

current market rents for similar accommodation in the area.

Must units be vacant when they are offered?

Not necessarily. Units may be under construction or forecast as being available at a later date. A notice of availability is required in writing 75 days prior to vacancy. This gives potential tenants sufficient time to advise their current landlord that they intend to move.

How are tenants chosen?

Prospective tenants are chosen from the local waiting list for assisted housing. The landlord meets with local housing authority staff to discuss applications from prospective tenants. The applicant is then advised of the availability of the unit by the local housing management and leasing arrangements are made between the landlord and the prospective tenant.

Should special provision be made for tenants?

No. The tenant signs a lease with the landlord who is responsible for the normal landlord/tenant relationships, such as rent collection, maintenance, repairs and services normally offered to all tenants in the building.

Are any special terms included in the lease?

Yes. An additional clause must be added to allow for rent adjustments downward during the lease term to reflect any reductions in the tenant's income. In this case, the subsidy would be increased to maintain the rental figure in the Ontario Housing Corporation/landlord agreement.

What about the rent supplement agreement?

If units are satisfactory, the landlord and OHC enter into an agreement for the leasing of accommodation generally for a minimum period of three years. The agreement calls for an annual review of the initially established rental rate. Further details are contained in the rent supplement agreement.

How are rental payments made?

The tenant pays rent directly to the landlord, according to the rent-geared-to-income scale determined by the local housing management staff. The difference between the tenant's portion and the agreed rental rate of the unit is paid to the landlord on the first day of the month by Ontario Housing Corporation.

For example:

Agreed rent	\$450
Tenant's rent-geared-to-income	- 150
Supplement	\$300

For general program information, please contact:

Ontario Housing Corporation
Field Operations Branch
2nd floor
777 Bay St.
Toronto, Ont. M5G 2E5
Telephone: (416) 585-6430



Ministry of
Municipal Affairs
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Private Assisted Rental Program

Background

Administered by Ontario Housing Corporation, this program is designed to encourage private developers and builders to provide rent-geared-to-income housing.

Under the program, builders arrange private mortgage financing and develop rental projects in municipalities selected by OHC.

The builders construct, own and manage the properties and enter into agreements with OHC. Up to 100 per cent of the units in a project are made available to applicants on the local waiting list for assisted rental accommodation.

Agreements are in effect for between 15 and 35 years. The difference between the agreed rent and the geared-to-income rent paid by tenants is supplemented by the federal and provincial governments on a 50:50 ratio.

Units under construction or completed projects are not eligible for the program.

Geared-to-income rents generally run from 16.7 to 25 per cent of gross family income.

Senior citizens—couples with one spouse at least 60 years of age or individuals aged 60 or older—pay rents which will not exceed 25 per cent of gross income.

How it works

OHC calls for competitive proposals from builders for the construction and management of rent-geared-to-income housing projects in selected municipalities.

The builder must own, lease or have under option the land on which he plans to build. Proposals will also be considered for the development of projects on sites which may be municipally or provincially-owned. Where the site is municipally or provincially-owned, it will be the responsibility of the successful proponent to purchase or lease the site prior to commencement of construction. Details relating to such sites are provided as part of the proposal call package.

Sites must be zoned for multiple residential use and conform to the density required for the proposed development.

Senior citizen accommodation is acceptable in the form of apartment buildings, with provision for recreational facilities. Proposal calls for family accom-

modation would generally be for low-density housing. The type of project should be compatible with the neighborhood.

All submissions must be priced within unit price guidelines established by Canada Mortgage and Housing Corporation for the area and type of project.

Builders' proposals are judged according to the following criteria:

- Rents offered by the proponent.
- Suitability of the location of the proposed site, as it relates to shopping, parks and community facilities.
- Acceptability of the proposed design.
- Schedule of construction start and completion.
- Demonstrated development experience and management expertise.
- Ability to obtain required financing.
- Acceptable capital cost and operating budget.

Financing

Financing is the responsibility of the builder who must arrange for a loan insured under the National Housing Act. The builder must also provide the equity to cover the difference between the mortgage loan and the cost of the development.

Agreement

The successful proponent will enter into a Private Assisted Rental Program operating agreement with OHC. The agreement provides for rent-geared-to-income units being made available to applicants on the waiting list of the local housing authority.

Under the agreement, OHC makes monthly payments to the building owner to cover the difference between the reduced rent payable by the tenant and the accepted full recovery rent. The agreement also provides for a fixed return on the original equity, a fixed management fee and an annual review of operating costs to determine any adjustments to the full recovery rents.

For additional information, please contact:

Ontario Housing Corporation
Field Operations Branch
2nd Floor
777 Bay St.
Toronto, Ont. M5G 2E5
Telephone: (416) 585-6430



Ontario

Ministry of
Municipal Affairs
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OUTLINE



OCT 4 - 1984

Ontario Community Housing Assistance Program

The ministry, through Ontario Housing Corporation, provides subsidies for private non-profit and co-operative housing developments, providing the projects meet program criteria.

The current private non-profit and co-operative programs administered by the federal government provide for units to be allocated to persons eligible for geared-to-income accommodation.

The Ontario Community Housing Assistance Program (OCHAP) enables the housing groups to offer more geared-to-income units to eligible applicants.

Monthly charges for eligible residents are based generally on incomes. Ontario pays 100 per cent of the difference between those charges and the established monthly payments for the accommodation.

Objective

OCHAP is designed to enable private non-profit and co-operative housing groups to offer units on a geared-to-income basis where the ministry agrees there is a definite need.

Occupants

Under OCHAP, private non-profit and co-operative housing corporations may allocate up to 25 per cent of the units in a family project to those in need of geared-to-income assistance.

In senior citizen developments, up to 50 per cent of the units may be assigned to individuals or couples who are eligible for assisted housing, when at least one spouse is in his/her 60th year.

In projects specifically designed for both families and senior citizens, up to 25 per cent of the units designated for families and up to 50 per cent of the units designated for senior citizens may be allocated on a geared-to-income basis.

Monthly geared-to-income charges generally range from 16.7 to 25 per cent of gross income.

Other residents pay monthly charges which generally reflect market rent for similar accommodation.

OCHAP ensures that the maximum level of assist-

ance is applied to each project, where there is a demonstrated need for geared-to-income units.

Eligibility

Projects developed with federal assistance under Sect. 56.1 of the National Housing Act; since Aug. 1, 1978, under the federal private non-profit housing program; and since Jan. 1, 1979, under the non-profit co-operative housing program.

The ministry must agree there is a need for geared-to-income housing in the community in which any project is located.

Units must be acceptable to the ministry.

At least 50 per cent of the units being made available under OCHAP must be offered to the local housing authority which may refer applicants from its list of those requiring geared-to-income housing.

Provincial OCHAP assistance given in any project will not exceed federal funding.

Administration

Initial OCHAP agreements between the ministry and private non-profit/co-operative corporations cover periods of up to five years. They are renewable at two-year intervals after the initial agreements expire.

Special projects

OCHAP assistance is available for private non-profit and co-operative projects that accommodate groups such as physically- or mentally-handicapped persons needing some level of support or care.

For these special projects, the ministry will co-ordinate the views of ministries such as Community and Social Services, Health and Correctional Services that may have an interest in the particular client group to determine whether they support the project.

Up to 100 per cent of units in this special category may receive OCHAP assistance.


(over)

If a project accommodates a combination of groups—families, senior citizens and persons requiring some level of support or care—up to 25 per cent of the units designated for families, up to 50 per cent of those for senior citizens and up to 100 per cent of the units for special groups may qualify for OCHAP subsidies.

For further information on the Ontario Community Housing Assistance Program, please contact:

Ontario Housing Corporation
777 Bay St., 2nd Floor
Toronto, M5G 2E5
Telephone: (416) 585-6430

Private non-profit and co-operative housing programs

Canada Mortgage and Housing Corporation (CMHC), the federal government's housing agency, administers the private non-profit and co-operative housing programs and provides both development funding and operating assistance. Detailed information on these programs is available from CMHC. 



Ministry of
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Municipal non-profit housing

Assistance is available to municipally-owned non-profit corporations whose purpose is to provide adequate low-rental accommodation for families and individuals. Ontario Housing Corporation (OHC) is responsible for the project review, approval and inspection process.

Objectives

The assistance is designed to:

- Ensure that an adequate number of housing units for low- and moderate-income households are started annually.
- Make the fullest possible use of private capital funding from approved lending institutions to reduce the demand on government funds.
- Build rental accommodation for households with a variety of incomes, rather than providing developments to be occupied solely by rent-geared-to-income tenants.
- Give the municipalities greater flexibility in planning and administering projects which best fill their needs.
- Enable a municipal non-profit corporation to either build or acquire housing, depending on which is the best buy.
- Ensure energy conservation measures are incorporated into project designs.

Occupants

Up to 25 per cent of the units in a municipal non-profit project for families may be allocated on a rent-geared-to-income basis. However, if municipalities agree to use OHC's point rating system to determine the applicants most in need, and agree to a common waiting list covering housing authority and municipal applicants, the ratio may be increased to 35 per cent of the units. An additional five per cent of the units may be rented on a geared-to-income basis to physically-handicapped and mentally-retarded persons. In senior citizen projects, up to 50 per cent of the units may be geared-to-income. The remainder of the tenants in both cases pay market rents.

Under this mixed-income policy, it is expected that low-income housing will be better integrated into the community and, therefore, will enjoy a greater degree of acceptance by prospective tenants and neighbors.

Geared-to-income rents for those eligible tenants will generally be a maximum of 25 per cent of gross income.

Kinds of assistance

Staff:

OHC staff offer advice and guidance in the areas of housing development, management and on-going

administration. Written material summarizing administrative procedures and guidelines is available.

Financial:

Incentive loans and grants:

For municipalities developing their first municipal non-profit project, the program provides:

- Grants of up to \$5,000 for municipalities to assess the viability of a municipal non-profit project.
- Interest-free loans for up to 1.75 per cent of estimated project costs for administrative and development costs. Additional interest-free loans for technical consultants' fees may also be approved, subject to program criteria being met.

Capital funding:

The program provides for:

- National Housing Act (NHA) insurance for mortgage loans from NHA-approved lending institutions such as banks, trust and insurance companies. For municipal non-profit corporations, the mortgage loans would be up to 100 per cent of the lending value of each project.

Operating funding:

The program provides for:

- An annual federal rent reduction grant to help offset operating losses. This grant has the effect of reducing the effective interest rate applied to approved capital project costs to two per cent over a 35-year loan amortization period.
- The province offers an additional rent reduction grant of up to 100 per cent of the federal rent reduction grant if required to offset operating losses.

These rent reduction grants go towards maintaining overall rents at market levels, as well as subsidizing the rent-geared-to-income units in the development.

It should be noted that the federal and provincial rent reduction grants should be sufficient to offset operating losses in most municipal non-profit projects. But if additional subsidy is required at a later stage, it would be shared on a 50:50 ratio by the federal and provincial governments.

Program administration

OHC is responsible for reviewing and approving each proposed municipal non-profit project and performs inspections during construction.

Criteria for approval include a demonstrated need for the project, for both the market rent and the rent-geared-to-income components.

Capital costs must be within Canada Mortgage and Housing Corporation (CHMC) maximum unit price

guidelines, to ensure moderately-priced, energy-efficient housing.

OHC ensures that NHA standards and guidelines are maintained.

CHMC insures loans made through NHA-approved lenders and provides the federal rent reduction grant after provincial certification has been given.

Summary of financial implications

Incentive grants and loans:

Grants of up to \$5,000 followed by interest-free loans for: administrative and development costs (up to 1.75 per cent of the approved capital cost of the project); and technical consultants' fees, provided program criteria are met. The loans are scheduled for repayment when the first mortgage advance is made.

Capital:

Up to 100 per cent insured private sector financing.

Operating:

- Annual federal rent reduction grant to reduce effective interest rate on approved capital costs to two per cent over 35 years.
- When required, province contributes rent reduction grant of up to 100 per cent of federal grant, to meet operating losses.
- In most municipal non-profit corporations the above assistance would be sufficient to meet all operating losses. However, if additional assistance becomes necessary, the federal and provincial governments would contribute on a 50:50 ratio.

The next step

For additional information on the municipal non-profit housing program, contact:

Ministry of
Municipal Affairs
and Housing

777 Bay St., 2nd Floor
Toronto M5G 2E5
Telephone (416) 585-6430



Ministry of
Municipal Affairs
and Housing

OUTLINE



Municipal Housing Statement Program

A municipal housing statement (MHS) provides an indication of a municipality's housing requirements and policy directions. It consists of two major components—a housing market analysis and a housing policy strategy.

The ministry offers study grants and/or technical assistance to help a municipality prepare or update its housing statement.

Municipal housing statements also examine issues, such as housing renewal, energy efficiency, and the potential for infill and conversions.

When endorsed by council and approved by the ministry, an MHS forms the basis of a municipality's request for federal and provincial assistance for housing programs.

A municipality which has completed an MHS should continue to monitor the local housing market. Ministry funding is available to assist municipalities wanting to update their municipal housing statements.

The MHS program helps achieve the following objectives:

- To encourage municipalities to set housing policies which could be used in the preparation or amendment of official plans.
- To encourage municipalities to take an active role in housing.
- To consolidate municipal intent with respect to the various federal and provincial housing programs.
- To encourage municipalities to monitor their housing markets and update their housing policies.

Study Content

The **housing market analysis** examines the demand and supply factors of the housing market. Demand factors include the analysis of the municipality's present housing requirements and future housing needs. The analysis of supply factors involves an examination of housing stock, development and redevelopment activity, and the availability of land for residential purposes.

In developing a **housing strategy**, the municipality first defines its housing problems. Housing priorities are then established which result in the development of housing policies.

Guidelines and Assistance

For detailed information regarding various aspects of the MHS Program and the content of an MHS or update, reference should be made to the publication **A Guide to the Municipal Housing Statement Program**.

Ministry staff meet with municipal officials and consultants to discuss the MHS Program, including assisted housing surveys which establish need for rent-geared-to-income and demand for market rent housing.

Study Grants

While each proposal will be considered on its merits, maximum grant levels have been established according to municipal size:

Regional municipalities	\$30,000
Municipalities of 100,000	\$25,000
Municipalities of 50-100,000	\$18,500
Municipalities of 30-50,000	\$12,500
Municipalities of 10-30,000	\$10,000

A municipality with a population of less than 10,000 may either apply for funding of up to \$7,500, or request the ministry to carry out a study on its behalf.

Applications and Information

Written enquiries should be forwarded to:
Ministry of Municipal Affairs and Housing
Ontario Housing Corporation
Housing Field Operations Branch
Regional Housing Analyst
777 Bay Street, 2nd Floor
Toronto, Ontario
M5G 2E5

Telephone contacts:

Regional Housing Analysts	
Toronto	(416) 585-6398
Hamilton	(416) 527-9216
London	(519) 679-7110
Ottawa	(613) 820-8305
Sudbury	(705) 560-6350

Ministry Review Process

Some important considerations with respect to the MHS review process are:

- Ministry staff reviews the progress of the MHS at the draft stage.
- When an MHS has been completed and adopted by council(s):
 - 10 copies of the report are submitted to the ministry for circulation and review.
- If the ministry has major concerns, the municipality will be notified.
- Generally, however, following review, the minister will approve the statement.

Grant Payment

The following conditions apply to payment of an MHS and MHS update grant:

- Prior to the first grant payment being made, the municipality must submit to the ministry the agreement between the municipality and consultant, if a consultant is being retained.
- Grant payments are made as phases of the work are completed (e.g., data collection, draft reports, statement of costs incurred).
- The final payment (25 per cent or greater) is made upon completion of the MHS, adoption by council(s) and approval by the minister.
- The MHS must be completed, approved by council(s) and submitted to the ministry within one year of notification of approval of the grant.

Updates

The ministry encourages municipalities to update municipal housing statements. This ensures that municipalities make decisions (such as planning approvals, or participation in housing programs) with a complete knowledge of their housing market. Updates also assist municipalities in monitoring the effectiveness of adopted housing policies and in identifying new housing problems.

Update Assistance

Except for grant levels, the procedures associated with an MHS Update are identical to those of an initial MHS. While each proposal will be considered on its merits, maximum grant levels and waiting periods have been established according to municipal size.

Municipal Classification	Normal Waiting Period Following Approval of Initial MHS	Maximum Grant
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Municipalities of 100,000 or more, and regional municipalities conducting an MHS for constituent municipalities	One year	\$20,000
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Municipalities of 50-100,000 and other regional municipalities	Three years	\$15,000
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Municipalities of 30-50,000	Three years	\$10,000
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Municipalities of 10-30,000	Three years	\$ 7,500
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A municipality with a population of 10,000 or less may apply for funding of up to \$5,000 (once every five years) to conduct an MHS update, or may request the ministry to carry out an MHS update on its behalf. Ministry staff is available to complete an assisted housing study if, after three years, a municipality decides to review its assisted housing requirements.

Vacant Core Area Study

In conjunction with the Municipal Housing Statement Program, special funding will be considered to identify vacant non-residential core area space and large housing in or adjacent to core areas which has potential for conversion to rental residential use. Requests for special funding should be supported with a detailed proposal outlining the need for such a study, study content and level of funding required.



Ministry of
Municipal Affairs
and Housing

OUTLINE



CONVERT-TO-RENT PROGRAM

Ontario is offering interest-free loans of \$7,000 per unit to help produce 2,600 moderate-cost rental apartments, primarily through conversions of non-residential properties.

The program is designed to demonstrate the feasibility of conversions while stimulating employment opportunities.

The Convert-to-Rent program is administered by the Ministry of Municipal Affairs and Housing in municipalities across Ontario.

The ministry may designate as demonstration projects those proposals which offer innovative solutions in terms of concept, design, or use. Projects so designated will be monitored through the development and operating stages, and may be the subjects of educational and informational materials.

Eligible properties include vacant factories, schools and warehouses, as well as space over retail stores and offices which could be converted into housing. New rental accommodation could be connected to existing non-residential property, or a combination of conversion and construction on non-residential sites could be eligible for loan assistance.

In keeping with the program's intent of making better use of existing facilities, space in residential complexes that is not used for shelter—such as garage and storage areas—may also be converted. Adding new rental units on to existing housing projects would also be considered.

(Check the reverse side of this Outline for other examples.)

Projects must meet the following conditions: In order to ensure moderate-rent accommodation, maximum per unit capital costs must not exceed the following:

For Metro Toronto and Northern Ontario, north of the French River—\$50,000.

For the rest of the province—\$42,000.

(These cost ceilings may be revised periodically.)

Other conditions

- Participants are required to offer up to 25 per cent of their units for use by the local housing authority responsible for managing assisted housing in the community. Depending on the need for rent-geared-to-income units and the

availability of funding, these units may, at the option of the ministry, be allocated to qualified low-income families, senior citizens and individuals, under the rent supplement program.

- In appropriate cases, up to five per cent of the units in the building should be made accessible to physically-disabled persons.
- First-year rents are negotiated with the ministry.
- Projects will not be eligible for the program if work begins prior to the Convert-to-Rent loan commitment. (The building or land may be purchased and a building permit obtained.)
- Except for projects specifically designed for senior citizens, adults-only buildings are not eligible. However, consideration will be given to allowing adults-only units on upper floors in high-rise buildings.
- Non-profit and co-operative housing organizations may apply for Convert-to-Rent loan funding, providing National Housing Act Section 56.1 assistance is not used.
- Projects receiving other government funding will generally be ineligible.
- Projects may be of mixed use and tenure.

Loan details

- The loan will be advanced in two parts: half at 15 per cent completion, and half on 50 per cent completion.
- The loan is secured by a mortgage held by the province.
- The loan is interest-free for a term of 15 years.
- Repayment of the loan principal commences in year 11 in the form of equal monthly payments over the next five years.
- All projects must remain as rental accommodation for a minimum of 15 years. Otherwise, the loan is immediately repayable in full.
- A condition of the loan will be willingness to allow the ministry to prepare information and education packages showing the nature of the conversion and its cost-effectiveness.

For further information, contact:

Ministry of Municipal Affairs and Housing, Housing Field Operations Branch
777 Bay Street, 2nd Floor, Toronto, Ont. M5G 2E5 Telephone: (416) 585-6430

Check the following to see if your concept may qualify for interest-free loans that help create new rental apartments:

- ☐ Converting non-residential property into rental housing:
 - Empty school or office
 - Warehouse
 - Factory
 - Space over retail store
- ☐ New rental construction connected to non-residential buildings.
- ☐ Combination of conversion and construction on non-residential sites.
- ☐ Making better use of residential sites/properties by converting space not used for housing—such as storage, garage and utility areas.
- ☐ Adding new rental units on to existing housing projects.

Not eligible for assistance: New construction on a vacant site; duplexing single-family dwellings; replacing residential buildings with new construction; altering residential units.

If your proposal is for new and creative use of properties to provide rental accommodation, it may be eligible. Check before you go ahead with your plans.



Ministère des
Affaires municipales
et du Logement

APERÇU



Commissions locales de logement

Les commissions locales de logement agissent à titre d'agents de la Société de logement de l'Ontario (SLO), laquelle est responsable de la gestion courante de ses logements locatifs subventionnés dans toute la province.

La SLO fournit des logements locatifs subventionnés à des familles à faible revenu, des personnes âgées et des personnes handicapées ou atteintes de déficience mentale qui remplissent les conditions requises.

Au total, 60 commissions locales de logement gèrent environ 94 000 logements locatifs subventionnés dans plus de 300 collectivités réparties dans toute la province. La plupart de ces logements, soit plus de 84 000, sont la propriété de la SLO. Les autres sont des logements à loyer indexé sur le revenu offerts par la SLO dans des immeubles privés en vertu du programme de supplément au loyer.

Chaque commission de logement est établie par décret provincial et fonctionne en vertu d'un contrat de gérance passé avec la SLO. Ce contrat stipule les responsabilités de la commission. Un règlement uniforme autorise les commissions locales de logement à tenir des réunions, à prendre les dispositions voulues en matière d'opérations bancaires, à employer et à payer du personnel, à recevoir et à déboursier des fonds et à tenir des livres et des dossiers.

Les commissions de logement jouissent de la liberté d'action pour régler les questions d'ordre local dans le cadre des contrats de gérance et des directives générales de la SLO.

Ces directives visent à assurer l'uniformité d'application des politiques générales du programme dans toute la province, mais les commissions de logement jouissent d'une certaine latitude qui leur permet de résoudre les situations uniques susceptibles de se présenter dans leurs collectivités respectives.

Composition d'une commission

Le nombre de membres d'une commission locale de logement dépend de l'importance du portefeuille à administrer. Les plus petites commissions ont

cinq membres, tandis que les plus grandes en ont jusqu'à 13.

Les gouvernements fédéral et provincial et les municipalités sont invités à désigner un certain nombre de citoyens dévoués au bien public dont certains deviendront membres de la commission de logement par décret provincial. La province nomme le président de la commission de logement.

Responsabilités

Les principales responsabilités de la commission de logement couvrent:

- La sélection des locataires au moyen d'un système uniforme de points conçu pour déterminer l'ordre de priorité d'un requérant sur la liste d'attente.
- Le recouvrement des loyers, fixés selon une échelle de loyers indexés sur le revenu établie par la SLO.
- L'observation des conditions du bail par les locataires.
- La révision au moins une fois l'an du revenu brut de chaque locataire afin d'assurer que les loyers exigés sont conformes aux exigences du programme.
- La tenue des dossiers relatifs aux requérants, aux locataires, aux baux, aux loyers et aux revenus, et aux transactions financières.
- L'entretien des édifices et des terrains pour assurer qu'ils sont dans un bon état, du point de vue des réparations et de l'apparence.
- La préparation des budgets annuels en ce qui a trait à l'administration de la commission et à l'exploitation des logements dont elle fait la gestion. Ces budgets sont par la suite soumis à la SLO pour approbation.

Le chef du service de logement

La commission locale de logement emploie un chef du service de logement qui assume la respon-

sabilité de la gestion courante des propriétés et informe les membres de la commission des questions administratives.

Les responsabilités du chef du service de logement couvrent quatre secteurs principaux: la finance, le placement des locataires, l'entretien des propriétés et les relations communautaires. Le nombre d'employés requis pour remplir ces fonctions varie selon l'importance du portefeuille à administrer.

Finance

La section de la finance:

- Fixe et recouvre les loyers et s'occupe des comptes en souffrance.
- Inscrit toutes les dettes et les créances dans le grand livre général.
- S'assure que la provision de biens et de services est dûment autorisée et payée et que les limites budgétaires sont respectées.

Placement des locataires

La section du placement des locataires:

- Détermine l'admissibilité des requérants à un logement locatif subventionné par la province.
- Visite le requérant à son domicile afin d'évaluer les conditions dans lesquelles il vit et son besoin actuel en matière de logement et confirme, le cas échéant, son admissibilité à une aide.
- Détermine l'ordre de priorité de chaque requérant en fonction de ses besoins par rapport aux autres requérants sur la liste d'attente.
- Assigne des logements convenables aux requérants lorsque ces logements sont disponibles.

Entretien des propriétés

La section de l'entretien:

- Veille à l'entretien des édifices et des terrains de la commission conformément aux normes de la SLO et aux exigences du règlement de la municipalité.
- Répond aux demandes des locataires relative-ment à l'entretien et aux réparations de leur logement.
- Assure la sécurité en prévenant les risques d'in-cendie et les autres situations dangereuses, dans les limites pratiques.

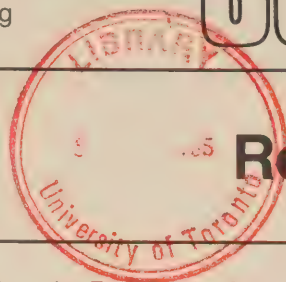
Relations communautaires

La section des relations communautaires:

- Aide les locataires qui éprouvent des difficultés financières ou sociales en les dirigeant vers les services et les établissements d'aide appropriés.
- Identifie les troubles de santé, les troubles affec-tifs et les problèmes de sécurité manifestes chez les locataires.
- Conseille les locataires aux prises avec des diffi-cultés mineures.
- Encourage la prise de bonnes habitudes d'entre-tien des logements.
- Répond aux demandes de la direction relatives à des enquêtes sur des infractions au bail.



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Rent Review

Ontario's rent review law, the Residential Tenancies Act, limits the amount of rent increases a landlord may charge for residential rental accommodation.

New rent review legislation planned by the provincial government means that all landlords and tenants will have their rights and responsibilities changed as of August 1, 1985.

On that day, rent review will be extended to include most rented apartment buildings, townhouses, duplexes, condominiums and individual dwellings such as houses.

The Rent Review Process

For an individual unit, a landlord may increase the rent up to a specified amount — commonly called the guideline limit — if the tenant does not object to the increase. However, if the tenant objects to the proposed increase, the tenant may apply for a review.

For rent increases scheduled to come into effect **before August 1, 1985**, this guideline limit is 6 per cent. For rent increases scheduled **on or after August 1, 1985**, the guideline limit is 4 per cent.

To increase rents by more than the guideline limit, a landlord must apply to Ontario's Residential Tenancy Commission for a review of the proposed increase. The landlord must justify the increase on the basis of increased costs involving the operation of the property.

Landlords, by law, must notify tenants in writing of a proposed increase in rent. This must be done at least 90 days in advance of the proposed increase going into effect. Rents can be increased only once every 12 months.

What Are The Proposed Changes?

Significant changes to the rent review system have been proposed. The changes are expected to become law in the Fall of 1985, but be retroactive to rent increases which take effect on or after August 1, 1985.

Lowering the guideline limit from 6 per cent to 4 per cent means that rent increases scheduled to go into effect **on or after August 1, 1985**, are governed by the 4 per cent guideline limit. If the tenant approves, the landlord need not ask the Residential Tenancy Commission for a review, providing the proposed increase is 4 per cent or less.

But, if a proposed rent increase is more than 4 per cent effective August 1 or later, the landlord must seek permission of the Residential Tenancy Commission. Rent increases in excess of 4 per cent cannot be charged unless the landlord justifies the increase.

In **buildings previously covered by rent review**, rent increases scheduled to come into effect **on or after August 1, 1985**, are covered by the 4 per cent guideline limit. Increases scheduled prior to that date are subject to the 6 per cent limit.

Some **buildings will be brought under rent review on August 1, 1985**. These include units rented for the first time since 1975, and units which rented for \$750 or more per month before October 30, 1984. For these units, the 4 per cent guideline will apply beginning August 1, 1985. Rent increases effective prior to August 1 are strictly a matter between the landlord and the tenant and are not subject to rent review.

A Word About Retroactivity

The Residential Tenancies Act must be amended before the proposed changes become law. When the amendments are introduced in the Legislature, it is expected that the government will propose that they be retroactive to August 1, 1985. This means that the changes would apply to rent increases when the effective date of increase falls on or after August 1, 1985.

Since the proposed changes have not yet become law, the current legislation can legally apply.

This means a landlord of a building previously exempt from rent review can request a rent increase of any amount.

In the case of rental accommodation already covered by rent review, the landlord can request a rent increase up to 6 per cent without having to apply for a review.

However, the provincial government urges landlords and tenants to be realistic and fair. It would serve no useful purpose for landlords or tenants to quarrel over rent increases when the effective date falls on or after August 1, 1985, in light of these proposed changes.

Without application to — and approval from — the Residential Tenancy Commission, rent increases in excess of the amount permitted by the proposed changes will have to be rebated to the tenant concerned.

(over)

Exemptions

Properties excluded from rent review include:

- a rental unit in a residential building owned, operated or administered by or on behalf of the federal, provincial or municipal governments, or any of their agencies;
- a rental unit in a non-profit housing project in which rents are subject to the approval of the federal, provincial or municipal governments, or any of their agencies;
- a rental unit in a non-profit co-operative housing project as defined in the National Housing Act of Canada;
- a rental unit in a building owned, operated or administered by a religious institution for a charitable use on a non-profit basis;
- a rental unit provided by an educational institution, with self-contained bathroom and kitchen facilities, and intended for year-round occupation by full-time students or staff, if there has been consultation regarding a rent increase with a council or association representing the residents.

In addition, where a tenant receives a rent subsidy in a privately-owned rental building, rent review may apply to the overall rent the landlord may charge for the unit, but not to the portion of rent paid by the tenant.

For further information on how the new legislation will affect you, please contact your nearest Residential Tenancy Commission office.

Residential Tenancy Commission offices:

Barrie	737-2111
Hamilton	528-8701
Kingston	547-2244
Kitchener	579-5790
London	673-1660
Mississauga	270-3280
North Bay	476-1231
Oshawa	723-8135
Ottawa	230-5114
Owen Sound	376-3202
Peterborough	743-9511
St. Catharines	684-6562
Sudbury	675-4373
Thunder Bay	475-1595
Timmins	264-9555
Windsor	253-3532

Metro Toronto

East York	429-0664
Etobicoke	236-2681
North York	224-7643
Scarborough	438-3452
Toronto	964-8281

For telephone inquiries from outside the toll-free dialing area for any of these branches, please call your local operator and ask for Zenith 9-6000.



Ministry
of
Housing — 077

OUTLINE

The Ontario Buildings Branch

Ontario's multi-billion dollar building industry is vital to the province's economy. It employs hundreds of thousands of people and strengthens local communities.

It also provides our homes, churches, factories and arenas — and does it safely.

The role of the Ontario Buildings Branch is twofold. First, it is to ensure that buildings continue to be constructed safely. Second, it is to create a supportive and encouraging environment for the building industry.

The activities of the branch are closely linked to Ontario's Building Industry Strategy, which is a program to assist the building industry to become more productive and efficient.

The branch develops and administers the Ontario Building Code and the Plumbing Code. These codes regulate new construction and renovation and contain building requirements to minimize the risk of injury and property damage from structural failure, fire and health hazards.

The branch is responsible for research, policy development and education programs related to building regulations and their administration at the local level. It also provides advice and guidance to municipal building officials and users of the building and plumbing codes.

Technical Standards Section is responsible for the regulatory functions of the branch. It develops and maintains the Ontario Building Code and plumbing regulations.

Staff advise and guide the building industry and building officials on building legislation and practices. They address current building issues and interpret the code for builders, municipal officials and the public.

Staff also give technical advice on disputes that come before the Building Code Commission and assist the Building Materials Evaluation Commission in assessing innovative products and design.

The Building Code Commission conducts hearings and makes decisions on disputes between a building permit applicant or holder and a building official on the intent of the code's technical requirements and compliance with them.

The Building Materials Evaluation Commission conducts research into the use of innovative materials, techniques or building designs for construction not currently covered by the code. It may then authorize their use.

The section conducts seminars to provide building officials and members of the industry-at-large with up-to-date information on building and plumbing codes and residential renovation requirements.

The Policy and Research Section is taking the lead in consolidating and streamlining building statutes and regulations to encourage state of the art building in Ontario. It reviews other issues on a case-by-case basis and also links with international organizations on building research.

In its regulatory reform initiatives, the section considers the needs of the entire building industry — developers, designers, financiers, contractors, tradesmen, suppliers, manufacturers and regulators — as well as the interests of the public.

Two advisory committees have been established to assist in the regulatory reform initiatives: the Steering Committee on Regulatory Reform and the Interministry Committee on the Regulation of Buildings.

The Municipal Building Administration and Education Section helps municipalities improve their building administration processes. It supervises the Building Action Program which offers grants to help municipalities improve the efficiency of their building departments. It also provides on-site advisory services to municipalities through personnel located in field offices in London and Ottawa.

The section offers a continuing education program for municipal building officials to ensure high quality and effective building administration among municipalities. Training grants are available to building officials, property standards enforcers, plumbing inspectors and bylaw enforcement officers to help them stay abreast of new developments in their field.

As key players in Ontario's multi-billion dollar building industry, municipalities are encouraged to reinforce high standards in the building process and promote the economic health of this vital industry in Ontario.

For further information, contact the Ontario Buildings Branch, 2nd Floor, 777 Bay Street, Toronto, Ontario M5G 2E5.

Telephone numbers are:

Technical Standards Section: (416) 585-6666

Policy and Research Section: (416) 585-6667

Municipal Building Administration and Education Section: (416) 585-6663.



Ministry
of
Housing

OUTLINE

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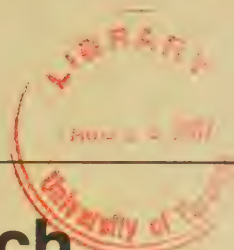
For further information, contact the Ontario Buildings Branch, 2nd Floor, 777 Bay Street, Toronto, Ontario M5G 2E5.

Telephone numbers are:

Technical Standards Section: (416) 585-6666

Policy and Research Section: (416) 585-6667

Municipal Building Administration and Education Section: (416) 585-6663.



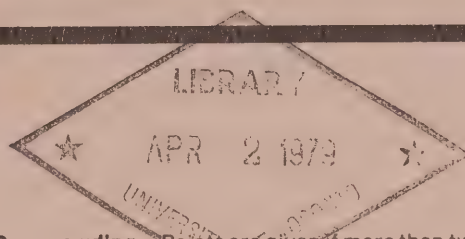


Ministry of Housing
Ontario Housing Corporation

OUTLINE

Tenant Placement
101 Bloor St. W.
5th Floor
Toronto, Ont. M5S 1P8

OHC's point-rating system in Metro Toronto



A point-rating system is used to select applicants most in need of assisted rental housing. Accommodation is allocated on the basis of need, not according to the date an application is filed.

The point-rating method establishes priority of families, senior citizens and those single persons under 60 years of age who have medical disabilities, for OHC's rent-geared-to-income accommodation.

An applicant's current situation is assessed and the degree of need is established through a home visit conducted by a staff member once an application has been approved under admission criteria.

The method was introduced in the late 1960s and revised to reflect changing social and economic conditions. The system takes into account the length of residency in Ontario for applicant and spouse and acknowledges that working families, as opposed to those receiving government assistance, face additional living costs such as transportation, day-care and dental expenses.

Points are awarded as follows:

- **Notice to vacate**—Points are given for a valid notice to vacate, but not if rental arrears were the cause. (30 points)
- **Disrepair and unsatisfactory conditions**—Points are given for any visible disrepair resulting in unsafe and/or unsatisfactory conditions, but not if points have already been given for a notice to vacate. (0-20 points)
- **Shared facilities**—Points are given for lack of or shared kitchen and/or bathroom facilities, but not if points have already been given for a notice to vacate. (0-10 points)
- **Overcrowding**—Points are given if more than two persons or two children of opposite sex over five years of age share one bedroom. Points are not given if applicant has caused overcrowding by taking in lodgers. (0-15 points)
- **Residency in Ontario**—Points are given for each year in the province up to 10 years for both applicant and spouse, giving them advantage for their contribution to the province. However, an application cannot be processed unless at least one spouse meets the residency requirement of the municipality. (0-20 points)
- **Percentage of income in rent or shelter cost**—Points are given regardless of income source. This should include day-care or nursery school costs as part of the total rent cost for working, one-parent families. A statement from the school must be submitted. (0-10 points)
- **Income** (from sources other than welfare assistance)—Points are given for all incomes, but this excludes incomes from public assistance, except the provincial Guaranteed Annual Income System (GAINS) permanent disability pension. This recognizes the fact that low-income working families have extra financial costs to bear, such as dental and other benefits available free of charge to welfare recipients. Also, working families have to pay for transportation to and from work as well as day-care. (0-30 points)
- **Number of dependents**—Points are given for each non-working dependent. (0-10 points)
- **Health factors**—Points are given for medical disabilities aggravated by present accommodation or for financial hardship as a result of the costs of medical care, transportation and special equipment not covered by medical plans. A doctor's letter is required. (0-20 points)



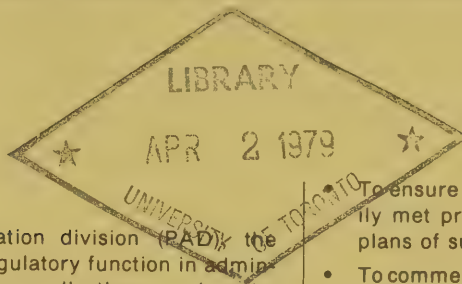
Ministry of
Housing

Ontario

OUTLINE

56 Wellesley St. West
8th Floor
Toronto, Ontario
M7A 2L6

Subdivisions Branch



Purpose:

As part of the plans administration division (PAD), the subdivisions branch performs a regulatory function in administering approval of subdivision applications under the *Planning Act* and approval of condominium applications under the *Condominium Act*.

Subdivisions Branch Functions:

- To review and render a decision on applications for subdivision and condominium development in consultation with appropriate agencies—local, private, provincial and federal—in the context of the overall housing and planning objectives of the province.
- To determine the conformity of subdivision and condominium proposals with local and regional official plans and zoning bylaws.
- To establish conditions of draft approval of plans of subdivision and condominium as a result of the review process.

To ensure that conditions of draft approval are satisfactorily met prior to issuing final approval for registration of plans of subdivision and condominium.

- To comment to the official plans branch on the suitability of proposed official plans and amendments as they relate to branch responsibilities.
- To provide advice and assistance on specific proposals to developers, consultants, the legal profession, local councils and planning boards and various governmental agencies.
- To serve where necessary on intra/intergovernmental technical committees and liaison committees related to the approval of new development.

Enquiries and correspondence relating to the preceding functions should be addressed to:

*Director, Subdivisions Branch or
Manager, Central and Southwestern Ontario or
Manager, Northern and Eastern Ontario*

56 Wellesley St. West
8th Floor
Toronto, Ontario
M7A 2L6

SUBDIVISIONS BRANCH DIRECTOR - R.C. NORBERG: 965-5506-7

SECRETARY - V. MADDEN

COMPUTER TECHNICIAN
J. POIRIER 965-5780-1

MANAGER

L. FINCHAM : 965-5506-7

SECRETARY

P. MORRIS : 965-5506-7

MANAGER

P. MORRIS : 965-5506-7



1 SOUTHWEST GROUP 965-7818-33

SENIOR PLANNER

C. HALEN

PLANNERS

a - M. SAUNDERS

b - H. SALONEN

c - L. RENOUF

TECHNICIAN

P. PLUMRIDGE

CLERK-TYPIST

M. FARIA

2 CENTRAL GROUP 965-7831-2

SENIOR PLANNER

S. TAYLOR

PLANNERS

a - S. CLINE 965-7831-2

b - K. QUERSHI 965-5781-2

c - R. CAMPBELL "

d - J. MALCOLM "

TECHNICIAN

A. SIPKOI 965-7831-2

CLERK-TYPIST

J. BUTLER 965-5781-2

3 EASTERN GROUP: 965-5784-5

SENIOR PLANNER

J. BROWN

PLANNERS

a - M. BERESFORD

b - D. KNIGHT

c - L. GRANT

TECHNICIAN

A. MASSA

CLERK-TYPIST

V. MCKENZIE

4 NORTHERN GROUP: 965-6495-6

SENIOR PLANNER

J. THURGOOD

PLANNERS

a - P. MACRI

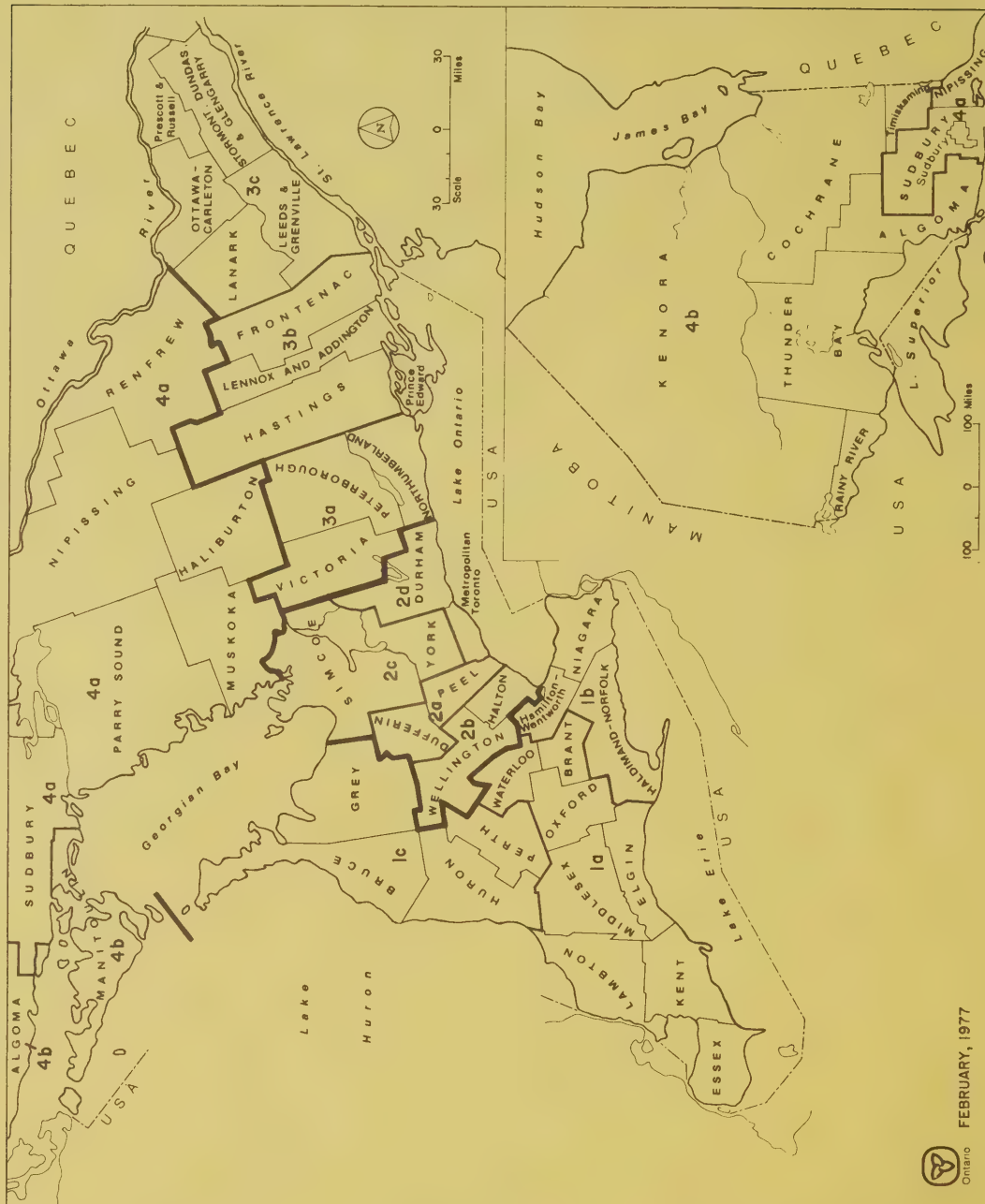
b - J. SLOT

TECHNICIAN

L. PERGANTES

CLERK-TYPIST

P. DOOKIE



FEBRUARY, 1977



Ministry of
Housing

Ontario

OUTLINE

56 Wellesley Street West
8th Floor
Toronto, Ontario
M7A 2K4

Operations and Development Control Branch

Purpose:

The operations and development control branch was created as part of the ministry's plans administration division (PAD) to carry out a variety of development control functions and to provide operational review and administrative support services for the division as a whole.

*Inquiries and correspondence should be addressed to:
Director, Operations & Development Control Branch*

Functions of the development control section:

- Commenting to the Ontario Municipal Board on zoning by laws.
- Minister's zoning orders and amendments.
- Minister's consents.
- Niagara Escarpment appeals.
- Validation and road closing applications.
- Monitoring land division committee and committee of adjustment decisions.
- Reviewing annexation, quarry and pipe line applications.
- Part-lot control and deeming bylaws.

*Inquiries and correspondence should be addressed to:
Manager, Development Control Section*

Operations review section:

- Statistical monitoring and management by results for PAD, e.g. data collection and monitoring of PAD line functions.
- Operational policy and procedures for PAD.

- Guidelines and publications for municipalities and public re PAD functions.
- Delegation of minister's responsibilities under the Planning Act to regions, counties and local municipalities.
- Regulations and proposed legislative changes for PAD functions.
- Special Projects:
 - Environmental assessment for the ministry.
 - Flood plain criteria committee.
 - Lebreton Flats planning team.
 - Planning Act Review responses for PAD.
 - Railway relocation advisory committees in Niagara Falls, Sudbury and North Bay.

*Inquiries and correspondence should be addressed to:
Manager, Operations Review Section*

Administrative support section:

- Drafting and cartography services for PAD and other ministries.
- Budget and financial records for PAD.
- Personnel records for PAD.
- Switchboard and reception for PAD.
- Central mail services for PAD.
- Central filing system for PAD.
- Central purchasing for PAD.
- Electronic typing services for PAD.
- Central typing services and clerical support for PAD.

*Inquiries and correspondence should be addressed to:
Manager, Administrative Support Section.*

OPERATIONS & DEVELOPMENT CONTROL
DIRECTOR - P. G. RIMMINGTON 965-9560 & 965-6418
SECRETARY - A. QUINN

DEVELOPMENT CONTROL SECTION
MANAGER - M. HEITSHU: 965-6418

ADMINISTRATIVE SUPPORT SECTION
MANAGER - T. DAVILA: 965-6418

OPERATIONS REVIEW SECTION
MANAGER - P. BOLES: 965-6418
SECRETARY - M. McCUTCHEON

D. OBRIGHT J. NEWTON R. KENNEDY

1 WESTERN GROUP 965-6418
SENIOR PLANNER
D. OBRIGHT

PLANNERS
a - L. RENOUF
b - N. SAIDENBERG
c - A. SCOTT
d - D. TAYLOR

CLERK-TYPIST - B. WALTERS
TECHNICIAN - I. McCREA

2 EASTERN GROUP 965-6418
SENIOR PLANNER
J. NEWTON

PLANNERS
a - B. CROWE
b - S. STEWART
c - G. BUCKINGHAM

CLERK-TYPIST - F. VIRANI
TECHNICIAN - V. KITSON

3 NORTHERN GROUP 965-6418
SENIOR PLANNER
R. KENNEDY

PLANNERS
a - J. PERDUE
b - T. GUTFREUND
c - J. CHEUNG
d - P. SHEPPARD

CLERK-TYPIST - S. MOLOO
TECHNICIAN - E. SEGADOR

ADMINISTRATIVE TECHNICIAN
N. GENIOLE 965-6418

TECHNICIAN - J. MALONEY
CLERK-TYPIST - E. INKINEN

GROUP LEADER
R. LUK 965-6418

PLANNERS
M. CHOA
D. DEWAR
P. MCKINSTRY
S. NEWTON
H. LEPEK
M. SAUL

CLERK-TYPIST -

SPECIAL STUDIES 965-6418

PLANNERS
W. DEW
K. JORDAN

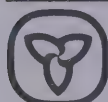
DEVELOPMENT CONTROL
SECTION CONT'D.

VALIDATIONS & ROAD CLOSING
965-6418

PLANNER
D. SWEZEY
PLANNER
W. WALKER



MAY 1978
MAY 1978



Ministry of
Housing

Ontario

OUTLINE

Local Planning Policy Branch
56 Wellesley St. W., 3rd Flr.
Toronto, Ont. M7A 2K4
Telephone: (416) 965-5890

★ APR 1979 UNIVERSITY OF TORONTO Urban Development Standards

Substantial savings on new house prices could be realized by adopting sensible approaches to urban development standards, says a report prepared for the Ministry of Housing's local planning policy branch.

The report, *Urban Standards: A Demonstration of the Potential for Reducing Costs*, says that by adopting standards already in use in one locality or another in Ontario, the resulting savings could reduce mortgage payments.

The study concentrated on single-family housing—detached, semi-detached houses and row housing—to determine the affect of changes in standards covering lot sizes, road allowances and water and sewer servicing.

Within the context of a conventionally-designed subdivision, the report incorporated the most progressive designs currently employed in Ontario such as the Kitchener special development program and the Central Park community, as well as the Ministry of Housing's zero lot line development in Brampton.

These progressive concepts were combined with new principles proposed by the consultants to form the revised development standards.

In all, four sets of standards were devised. Conventional figures reflecting current practices in Ontario were developed, one for metropolitan areas and one for the rest of Ontario. These were compared with proposed standards for metropolitan areas and the rest of the province.

With respect to lot dimensions, the report noted conventional lots for detached houses in metropolitan areas measured 45 by 110 ft. It recommended that this be changed to 30 by 80 ft. In the rest of the province, the conventional size arrived at was 50 by 110 ft. which the report recommended changing to 30 by 100 ft.

Similar variations were suggested for lots on which semi-detached houses and townhouses would be built. Metropolitan semi-detached lots would be reduced from 30 by 110 ft. to 30 by 80 ft. In the rest of the province, the conventional 32½ by 110 ft. would become 26½ by 100 ft.

Street townhouse lots in metropolitan areas which usually measure 22 by 110 ft. would be changed to 18 by 80 ft. In the rest of Ontario such lots would be altered from the conventional 22 by 110 ft. to 21 by 100 ft.

Some of the land saved by these changes would be used for parks or playgrounds.

The study also looked at the houses themselves, and recommended changes in these to complement the revised lot dimensions.

Adoption of these changes would significantly alter the

number of houses that could be built on an acre of land. Conventional density for most of Ontario was found to be slightly more than five units per acre. These proposals would increase that to slightly more than eight units per acre.

In metropolitan areas, the report's proposals would raise conventional density from seven units per acre to slightly more than 10 units per acre.

Engineering standards such as storm drainage systems, right-of-way and road widths and servicing methods were also examined. The study proposed that connections between houses and storm sewers be eliminated in favor of a natural run-off assisted by better grading of lots and streets.

Savings could be also realized by 'dualing' water and sanitary connections. Instead of a pipe running from the street to each unit, one pipe leading from the main line would divide and serve two units. Additional savings could result from laying water and sanitary pipes in the same trench.

Of the total savings possible from the proposals in the ministry's report, about 75 per cent would result from reduced lot sizes and related measures. The remaining 25 per cent saving would be achieved by changing engineering standards.

In addition to cost savings, the adoption of these new standards could mean that more of our farmland would be saved since less land would be needed to house more people. Similarly, by eliminating "gold-plated" frills, growth in demand for building materials such as cement, steel, wood and the like would be lower.

Judicious use of the new planning standards for housing could help the long-term prospects for mass transit, because the number of potential users per mile of route would increase. This could ultimately lower automobile usage and thus lower energy demand.

Consultants for the urban development standards report were: Peter Barnard Associates, John G. Williams Associates and Cumming-Cockburn and Associates.

Copies of the report may be obtained for \$2 each by visiting the Ontario Government Bookstore, 880 Bay St., Toronto, or by writing: Publications Centre, 3B-7 Macdonald Block, Queen's Park, Toronto, Ont. M7A 1N8. Mail orders should be accompanied by a cheque or money order payable to the Treasurer of Ontario.

Ministry of
Housing

Ontario

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2 1979

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Townsend Community Development Program

Purpose

In April, 1975, the Townsend Community Development Program was established within the community planning wing of the Ministry of Housing to plan and design the new community of Townsend in the City of Nanticoke within the Regional Municipality of Haldimand-Norfolk. Located north-east of Simcoe and Port Dover, adjacent to Jarvis, Townsend is expected to have an ultimate population of 100,000 and to be the focal point of urban growth in the region.

Background

The circumstances leading to the decision to plan Townsend began when Ontario Hydro started construction in 1968 of a 4-million kilowatt thermal generating station in the City of Nanticoke. In the same year, the Steel Co. of Canada Ltd. (Stelco) acquired 6,600 acres of land near the Hydro site to expand its steel making operations and to develop an industrial park. Two years later, Texaco Canada Ltd. announced acquisition of 1,300 acres in the same area for construction of its largest oil refinery in Canada.

The Stelco plant will be the biggest employer in the area, with about 1,700 jobs by 1981 and 11,000 by 2001. In addition, the industrial park will provide an estimated 700 jobs by 1981 and 7,000 by 2001. The Texaco refinery will have a full staff of 275 by 1978 and Hydro currently employs a full staff of 460. Also, industrial construction, primarily for Stelco, will provide about 2,000 to 3,000 jobs throughout the period of 1977 to 2000.

Recognizing the substantial effect that these developments could have on neighboring communities, the Ontario Government commenced the Haldimand-Norfolk Study in 1969, which culminated in the publication of two major reports: *Threshold of Change I—Land and Development*, and *Threshold of Change II—Local government*. Subsequent decisions based on the study recommendations resulted in the restructuring of local government in the region and the assembly of land for a new community.

The Haldimand-Norfolk Joint Study Committee was also set up in 1969 to parallel the work being conducted for the provincial study, and to assure local representation in the planning and reorganization of the region. This committee was composed of elected representatives from 28 municipalities and two counties in the area.

In December, 1972, the provincial government set up the Haldimand-Norfolk Project to provide ongoing liaison with area municipalities and provincial ministries, pending decisions on local government and land use matters.

Zoning orders were applied by the government in February, 1973, to curtail undesirable development in the central

townships, as well as in areas adjacent to the lakeshore and watershed areas within the counties of Haldimand and Norfolk.

In May, 1974, the province, with agreement from the newly created Regional Municipality of Haldimand-Norfolk, began to acquire the Townsend site by exercising land purchase options bought from a consortium of land developers. The rest of the lands were acquired through direct negotiations with owners.

Measures were subsequently taken to preserve agricultural lands by setting up a property management and farm lease program, under which farmers who had sold their lands were encouraged to remain and continue farming until such time as the lands are required for development.

In March, 1975, the Haldimand-Norfolk Task Force on Regional Development Strategy was established by the province to assist the regional municipality in the preparation of interim development guidelines as well as an over-all development strategy for the region.

In addition to the task force, the Townsend Advisory Committee, composed of municipal and provincial representatives, was appointed by the Minister of Housing to advise him on the direction of the Townsend Community Development Program. Thus, continued provincial-municipal co-ordination has been assured in the planning of the new community.

Plans for the development of Townsend

At the end of 1975, the government, acting on the recommendation of a selection panel composed of the Townsend Advisory Committee, senior civil servants, and the private sector, selected Llewelyn-Davies Weeks Canada Ltd. as prime planning consultants to prepare a strategic land use plan for the development of the new community of Townsend. Staff from the Ministry of Housing directed the work of the consultants and chaired the technical committees composed of representatives of provincial ministries, the regional municipality, and the City of Nanticoke.

The planning program was organized in three phases: In Phase I, extending from January to March, 1976, the planning work program for the new town was established, site conditions reviewed, the core area for urban development identified, and preliminary planning concepts prepared.

In Phase II, April to September, 1976, a strategic plan was prepared showing the various uses of the lands in the mature community of 100,000. First and intermediate development areas were selected and preliminary plans prepared for them. In addition, proposals were made for major transportation

access and early servicing.

In Phase III, October, 1976 to March, 1977, refinements were made to the strategic plan for the new town, detailed plans prepared for the first development area and the town centre, subdivision plans set out for the first stage of development, and special studies carried out on residential site planning and landscaping.

The Townsend Community Plan, presented to regional and area councils and the general public in mid-1977, details the proposed plan for the new community. It describes the role Townsend could have in the growth of the Haldimand-Norfolk region and makes a number of recommendations for the concept and structure of the town.

Among the major proposals contained in the plan are the following:

- Townsend would have an ultimate population of about 100,000 after the turn of the century.
- The urban area would be located on approximately 6,750 acres of land on the southern portion of the site between Sandusk Creek and Black Creek north of Highway 3.
- Over 60 per cent of the lands within the urban area would be used for housing, with a full variety of types from single family detached houses to apartments.
- A town centre, located at the major southern entrance to the town, would be the commercial, social and community centre for the new community and the region. It would be served by two regional arterial roads, and linked to the first residential development by pedestrian walkways and bicycle paths. Shopping facilities in the town centre would service the 100,000 population level and the region, and would include three or four department stores with a total floor space of about 500,000 sq. ft. (45,000 sq. metres).
- Four secondary centres would be located in separate sectors of the town to serve 15,000 to 25,000 people. Each centre would be located at an intersection of arterial roads for good car and bus access and would contain a variety of community and commercial buildings such as high schools, separate schools, libraries, supermarkets, shops and offices.

- A large open space system would provide a continuous network of parks, recreation areas and trails. It would be relatively free from vehicular traffic and link all the main activity centres to the residential areas. Also, community and neighborhood parks as well as pedestrian/bicycle paths would pass through the residential areas and throughout the town.
- A large town park would be located in the Nanticoke Valley, leading through the middle of the community adjacent to the town centre.
- More than 50 per cent of the total site of 14,150 acres would remain in long-term agricultural use.
- Two regional arterial roads, ultimately expanded to four to six land divided highways, would provide the principal access to Townsend. One road would run from Highway 6 in the east to Highway 3 in the south-west, and the other would follow generally Townline Road north from Highway 3. Town arterials would primarily serve internal traffic needs, feeding regional arterials and providing access to local facilities and housing areas. They would be spaced at approximately one to 1½ km. intervals with closer spacing occurring around the town centre. Collector roads would provide access to residential streets and serve as convenient bus routes.
- Public transit in Townsend has been planned as a public service to provide an effective and convenient means of transport for those who depend on such a service.
- Townsend would be supplied with water from new regional water and sewage systems. A lagoon would be used as a interim sewage facility.
- Retention facilities would be provided for the management of storm water. Thus, run-off from the development area would be controlled so that the flow discharge to the natural watercourses would not increase the frequency and magnitude of flooding in neighboring communities.

As part of a public review process, information on the proposed Townsend Community Plan was distributed to public and private agencies, service clubs and interested citizens throughout the region to elicit their reactions to the planning proposals.



Ministry of
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Community Renewal Branch
60 Bloor Street West
Toronto, Ontario
Telephone: (416) 965-2826

Community Renewal Branch

The Community Renewal Branch is responsible for administering a range of provincial and federal-provincial programs designed to upgrade the existing housing stock in Ontario, and to help generate programs that will improve the total urban environment for these homes.

Neighborhood Improvement Program [NIP]

NIP offers grant and loan assistance to municipalities to upgrade older residential neighborhoods. Under the terms of the annual federal-provincial agreement, principal federal support, through Central Mortgage and Housing Corporation, consists of outright grants equal to 50 per cent of the cost of most elements of the program. Provincial support, through the community renewal branch is a constant 25 per cent. Eligible costs include:

- Selecting the neighborhood and formulating and selecting plans to be implemented in the neighborhood.
- Acquiring or clearing land for the purpose of providing open space or community facilities in the neighborhood.
- Acquiring or clearing land to be used for medium and low density housing for individuals or families of low and moderate income if the existing building constitutes a noxious use or a residential building beyond the stage of economic rehabilitation.
- Constructing, or acquiring and improving neighborhood recreation or social facilities.
- Improving municipal and public utility services for the neighborhood.
- Relocation of people dispossessed of their homes by the program.
- Development of occupancy and building maintenance standards.
- Administration of the program, including employment of staff.

Ontario municipalities that have participated in the program were selected by the community renewal branch in consultation with the municipal liaison committee.

Areas designated under NIP are also eligible for funds under the federal Residential Rehabilitation Assistance Program (RRAP). These funds are provided for the upgrading of individual properties to minimum standards. Owners may apply for forgivable and repayable loans totalling \$10,000 maximum per unit.

Improving Downtowns

The Province of Ontario has instituted several approaches to maintaining and improving downtown core and other similar type areas.

BUSINESS IMPROVEMENT AREA

The use of Section 361 of the Municipal Act to permit concerned businessmen to establish improvement areas in retail districts through which funds could be raised for:

- The improvement, beautification and maintenance of municipally owned lands, buildings and structures in the area, beyond such improvement, beautification and maintenance as is provided at the expense of the municipality at large.
- The promotion of the area as a business or shopping district.

ONTARIO DOWNTOWN REVITALIZATION PROGRAM

This program is designed to help eligible municipalities with a maximum population of up to 125,000 receive public investment for "seeding" projects to restore confidence in a community's core area.

Subject to the availability of funds, the province will provide assistance in the form of partially recoverable loans up to a maximum two-thirds of the approved cost of the project. Such a project must generate additional revenue to the municipality in the form of rents and/or taxes.

Eligible costs include:

- The acquisition and/or clearance of land for a revitalization project.
- Acquisition and rehabilitation of an existing key anchor building.
- Installation of a public open or covered mall or semi-mall.
- Improvement to ancillary services such as water, sewers and/or roads where such improvement will result in revitalization.

Total provincial recovery will be limited to 110 per cent of the initial two-thirds contribution. However, repayment is contingent upon additional revenue being created for the municipality. There is no fixed period for this loan.

Ontario Home Renewal Program [OHRP]

OHRP provides per-capita grants to municipalities to administer directly as loans to owner-occupants in that municipality whose adjusted annual family income is no greater than \$12,500. The prime objective of these loans is the repair of faulty structural and sanitary conditions and the upgrading of the plumbing, heating and electrical systems of the residences of the eligible owner-occupant.

The maximum amount of an OHRP loan to an applicant from the participating municipality shall not exceed \$7,500, less any federal funding. The amount of interest charged on this loan will be determined by the annual family income of the applicant; a portion of the loan may be "forgiven" and therefore need not be paid back, upon completion of designated number of years of continuous occupancy.

Full details of administrative guidelines for participating municipalities and copies of information brochures for interested applicants are available from the community renewal branch.

In unorganized communities, OHRP is administered through provincial northern affairs officers.

Ontario Home Renewal Program [Rental]

This is an experimental, limited-funded program designed to help landlords upgrade rental premises occupied primarily by tenants with low and moderate incomes.

OHRP (Rental) is directed to the rehabilitation of substandard dwelling units, with emphasis on faulty structural and sanitary conditions as well as upgrading of plumbing, heating and electrical systems.

Other Branch Services

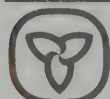
PROPERTY MAINTENANCE

- The development and establishment of municipal property maintenance and occupancy standards bylaws under Section 36 of the Planning Act.
- Liaison with the Ontario Association of Property Standards Officers (OAPSO).

REDEVELOPMENT

- The use of Section 22 of the Planning Act as a planning technique for redevelopment activities in the public interest.

In addition, the branch arranges workshops, conferences and study sessions on renewal issues and the operation of municipal rehabilitation programs. Publications are also provided on citizen participation in the local planning process, how to establish a business improvement area, a handbook for property standards officers and other renewal planning subjects.



Ministry of
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Community Housing
Division

Private Assisted Rental Program

Background:

In an effort to encourage greater participation by the private sector in providing geared-to-income accommodation, the Ministry of Housing introduced the Private Assisted Rental Program in 1976.

This program complements the ministry's direct construction program for assisted rental housing, under which the province contributes 10 per cent of capital costs, and the federal government 90 per cent, as well as direct construction by municipalities.

Under the program, builders arrange private mortgage financing and develop rental projects in municipalities selected by the ministry.

The builders construct, own and manage the properties and enter into agreements with Ontario Housing Corporation. Up to 100 per cent of the units in a project are made available to applicants on the local waiting list for assisted rental housing accommodation.

Agreements are in effect for a minimum of 15 years, and a maximum of 35 years. After 15 years, the ministry has the option of extending the term or allowing the builder to rent the accommodation on the open market. The difference between the agreed rent and the rent paid by tenants is supplemented by the federal, provincial and municipal governments on a 50:42½:7½ ratio.

Units under construction or completed projects are not eligible for the program.

How it works:

The ministry calls for competitive proposals from builders for the construction and management of assisted rental housing projects in selected municipalities.

The builder must own or lease or have an option on the land on which he plans to build. Preference is given to sites which do not require zoning changes.

Senior citizen accommodation is acceptable in the form of apartment buildings, with provision for recreational facilities. Proposals for family accommodation should be in the form of detached, semi-detached, town house or other forms of low-density housing containing a maximum of around 30 units.

Builder's proposals are judged according to the following criteria:

- Rents offered by the proponent.
- Suitability of the location of the proposed site, as it relates to shopping, parks and community facilities.
- The acceptability of the proposed design.
- Schedule of construction start and completion.

Financing:

Financing is the responsibility of the builder who arranges for National Housing Act funds or mortgages that are privately insured but have an interest rate no greater than the prevailing NHA rate. The builder must also provide the equity to cover the difference between the mortgage loan and the cost of the development.

Agreement:

After a builder is selected, based on the best proposal in terms of rents offered, location and design, he signs a management agreement with the ministry.

Under this agreement, the builder owns and manages the project. He makes available up to 100 per cent of the units for rent to applicants on the local waiting list for assisted housing.

Agreements are in effect for a minimum of 15 years, subject to five-year renewals at ministry's option, up to a maximum of 35 years. At the end of the "lock-in" period, the builder would be free to rent the accommodation on the open market.

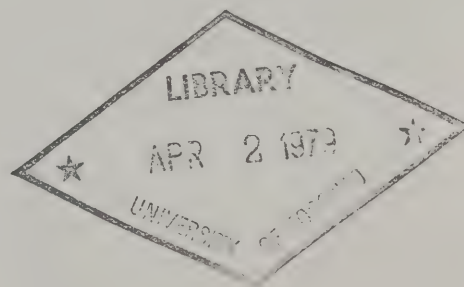
Covered in the agreements are the builder's return on equity and the negotiated management fee. Builders must disclose their operating expenses annually as a basis for determining any adjustments in the level of rents permitted in the ministry/developer agreements.

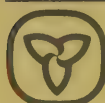
Subsidies:

The arrangements between the builder and the ministry are similar to the Rent Supplement Program under which the difference between the agreed rent and the rent paid by tenants is supplemented by the three levels of government.

The operating deficit for the units are shared 50 per cent by the federal government, 42½ per cent by the province and 7½ per cent by the municipality in which the accommodation is located.

For additional information, please contact:
Community Housing Division
Ontario Ministry of Housing
12th Floor
101 Bloor St. W.
Toronto, Ont. M5S 1P8.





Ministry of
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Government
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Operations and Development
Control Branch
56 Wellesley St. W., 7th floor
Telephone: (416) 965-3328

Delegation of consent granting authority to Northern Ontario municipalities

A basic objective of the provincial government is to ensure that wherever possible, the municipal level of government is responsible and accountable for dealing with local matters. As part of this thrust the Planning Act was recently amended to enable the Minister of Housing to delegate his land severance approval responsibility to local authorities in Northern Ontario.

Under Sections 30a and 30b of the Act, the minister may now delegate consent granting authority to existing or newly-created planning boards or to district land division committees (LDC) which may be established within and adjacent to existing municipalities in Northern Ontario.

The First Phase:

In order to generate as much local control as possible as quickly as possible, the Ministry of Housing's initial efforts are designed to ensure that existing or newly-created planning boards acquire this consent granting authority.

This approach will enable the ministry to concentrate its resources in those areas where the consent activity is the heaviest and, generally, where the administrative requirements for taking on this authority can be accomplished most quickly.

Prerequisite of Delegation:

- *For municipalities having approved official plans:* adequate official plan consent policies are a prerequisite for delegation to the planning board.

Municipalities having such land severance policies in their official plans must submit a resolution of council to the Ministry of Housing requesting delegation of consent granting powers.

- *For municipalities not having approved official plans:* the policy requirement for consent delegation is for planning board to adopt land severance policies which are endorsed by the minister. (Guidelines for the content of the land severance policy have been prepared by Ministry of Housing.)

The ministry is prepared to provide technical and financial assistance through its community planning advisory branch (CPAB) for preparation of such policies. Modifications deemed necessary to reflect local needs and conditions will be considered by the Ministry.

Municipalities without an approved official plan must submit a resolution of council adopting land severance policies as a minimum policy requirement.

Process for delegation to planning boards:

After receipt of a council resolution requesting delegation of consent granting powers, or adopting land severance policies, ministry staff from CPAB and operations and development control branch (ODCB) will arrange meetings with the planning boards and/or council to discuss the details of:

- Operating Procedures—under section 41 of The Planning Act, the Minister is empowered to prescribe operating procedures for delegated planning boards by regulation.
- Legal content of Ministerial Delegation Order.
- Land Severance Policies.
- Miscellaneous—accessory documents to be supplied by ODCB.

If agreement is reached, the Minister will sign a delegation order formally giving the consent approval responsibility to the specific planning board.

In addition, general notification will be made through:

- The press
- Ontario land surveyors
- Planning consultants
- Local municipalities
- MPP's
- Land register
- OMB
- Bell Canada
- Ontario Hydro
- Key provincial agencies

Pending applications:

Any applicants who cannot finalize their applications prior to the delegation date, will have to reapply to the appropriate delegated authority. The ministry will inform all applicants with pending applications of the impending delegation date at least 60-days in advance.

These outstanding applications may include:

- Those having consent-in-principle which have not been finalized because the deeds have not been made available for finalization or that approval conditions have not been met or
- Those awaiting the completion of circulation, or
- Those new applications recently received but not yet processed for circulation.

Monitoring:

The ODCB will monitor all consents granted according to the Rules of Procedure for Consent Applications. The planning board will therefore be required to forward to the ministry the following:

- Statistics regarding severance activity, on a quarterly basis.
- An account of cost of severances incurred by the planning board.
- For an initial period of operation, copies of all decisions in accordance with section 42 (11) of *The Planning Act* and the Rules of Procedure for Consent Applications.

Financial assistance:

Existing planning boards currently will be eligible to receive \$50 per application from the applicant. In addition to this, start-up grants for planning boards composed of organized municipalities will be made available.

Continuing assistance will be made available for planning boards to cover administrative costs resulting from applications made in unorganized municipalities within the planning area. The province will make up the difference between the total operating cost and the application fee.

Additional information:

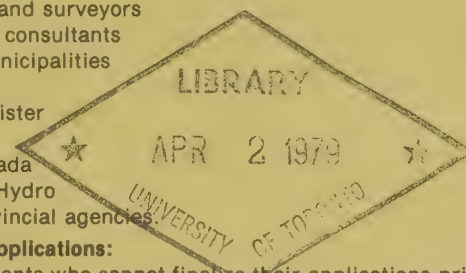
Community planning advisory branch offices in Thunder Bay and Sudbury have complete details on procedures for the delegation of consent granting authority. For further information contact the branch manager at either office.

North West Region

Community Planning Advisory Branch
435 James St. S.
Thunder Bay, Ont. P7C 5G6
Telephone: (807) 475-1651

North East Region

Community Planning Advisory Branch
758 La Salle Blvd. W.
Sudbury, Ont. P3A 4V4
Telephone: (705) 560-0120



(over)

The Planning Act

Section 30[a]:

- The Minister may by order delegate to a planning board of a planning area in a territorial district the authority of the Minister to give consents under section 29 in respect of any land within the planning area and where authority is delegated to a planning board the reference to the Minister in subclause ii of clause b and in clause c of subsection 1 of section 29 shall be deemed to be a reference to such planning board.
- A delegation made by the Minister under subsection 1 may be subject to such conditions as the Minister may by order provide and the Minister may by order withdraw any delegation.
- Where the Minister has delegated his authority to a planning board under subsection 1, the provisions of subsections 6, 7, 11 and 12 of section 41 and subsection 3 to 20 of section 42 apply mutatis mutandis in respect of applications for consent and such planning board shall be deemed to be a committee of adjustment for the purpose of subsections 6 and 12 of section 29.
- A planning board as referred to in subsection 3 may enter into agreements imposed as a condition to the giving of a consent in respect of land situate in territory without municipal organization and the provisions of subsection 12a of section 29 apply mutatis mutandis to any such agreement 1976, c. 64, s. 1, part.

Section 30[b]:

- The Minister by order may constitute and appoint one or more district land division committees and may by order delegate thereto the authority of the Minister to give consents under section 29 in respect of such lands situate in a territorial district as are defined in the order, and, where authority is delegated to a district land division committee, the reference to the Minister in subclause ii of clause b and in clause c of subsection 1 of section 29 shall be deemed to be a reference to such district land division committee.
 - The members of a district land division committee to be appointed under subsection 1 shall be selected at a meeting or meetings of the property owners and tenants of land in the district defined in the order made under subsection 1, and the procedure for calling such meeting or meetings, the number of members to be selected and the manner of conducting such selection shall be as prescribed by regulations made by the Minister, which regulations the Minister is authorized to make.
 - A delegation made by the Minister under subsection 1 may be subject to such conditions as the Minister may by order provide and the Minister may by order withdraw any delegation.
 - Where the Minister has delegated his authority to a district land division committee under subsection 1, the provisions of subsections 6 to 9 and 11 and 12 of section 41 and subsections 3 to 20 of section 42 apply mutatis mutandis and such district land division committee is deemed to be a land division committee within the meaning of subsections 6 and 12 of section 29.
 - A district land division committee may enter into agreement imposed as a condition to the giving of a consent in respect of land situate in territory without municipal organization and the provisions of subsection 12a of section 29 apply mutatis mutandis to any such agreement.
 - The members of a district land division committee appointed under this section shall be paid such remuneration as is provided for by the order appointing them.
 - The moneys received by a district land division committee by way of fees in respect of applications made to it shall be paid into the Consolidated Revenue Fund. 1976, c. 64, s. 1 part.
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Ministry of
Housing

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Municipal Housing Statements

The Ministry of Housing makes available study grants or staff technical assistance to help in the preparation of Municipal Housing Statements outlining municipalities' housing needs.

When endorsed by council and approved by the ministry, a statement forms the basis for a municipality's request for federal and provincial funding and other assistance for housing programs such as municipal land development.

Statements are updated each year in the form of Annual Housing Reviews.

Municipal Housing Statements help achieve the following ministry objectives:

- To encourage municipal councils to formulate housing policies which could be utilized in the preparation or amendment of official plans.
- To encourage municipalities to take an active role in the field of housing.
- To consolidate municipal intents with respect to the various federal and provincial housing programs.

Study content

In completing a municipal housing statement a municipality would conduct a housing market analysis, then develop housing policies and objectives as well as a strategy to achieve its housing goals. The statement would refer to items such as:

- Analysis of current housing stock and market conditions.
- Housing priority in relation to other local priorities.
- Municipal participation in the provision of housing.
- Local capacity to utilize government assistance by housing program.
- General requirements for rental and ownership housing, with reference to the specific requirements for moderate- and low-income families and senior citizens.
- Maintenance and rehabilitation of existing housing stock.
- Provision of municipal services.

- Local planning measures in support of achieving housing objectives, including zoning bylaws, development standards and maintenance bylaws.
- Official plan housing policy, where applicable.
- Upon request the ministry, in co-operation with the municipality, will substantiate the need for assisted family and senior citizen rental housing by conducting an Assisted Housing Survey.

A sample housing study which will serve as a guide for municipalities is available.

Applications for assistance

While each proposal will be considered on its merits, maximum grant levels have been established according to municipal size:

Regional municipalities	\$30,000
Municipalities of 100,000 plus	20,000
Municipalities of 50 — 100,000	15,000
Municipalities of 30 — 50,000	10,000
Municipalities of 10 — 30,000	7,500

The concurrence of the regional council should be obtained for any aspect of the municipal housing statement that requires action by the region, including the application for a study grant.

A municipality with a population of less than 10,000 may either apply for funding of up to \$5,000 or request the ministry to carry out a study on its behalf, at nominal cost to the municipality.

Study grants

Contact:

Policy and Program Development Secretariat
Ministry of Housing
Queen's Park
Toronto, Ontario M7A 2K4
Telephone (416) 965-7025

Contents of application where funding is requested:

- scope and content of study
- cost
- time required for completion
- municipal staff or consultants to be utilized
- any other information considered pertinent
- council resolution requesting funding

Payment of grants:

Upon agreement of the province to provide funding for a study, an advance payment of 25 per cent of the total grant may be made. During the term of the approved study, progress payments will be made with the final payment being paid upon receipt of a housing statement adopted by resolution of council. Where studies are not completed according to schedule the payment of funds may be affected.

Technical assistance

Application for ministry technical assistance in municipalities with populations of less than 10,000 which want the ministry to conduct studies.

Contact:

Project Marketing and Surveys Branch
Ministry of Housing
101 Bloor Street West
Toronto, Ontario M5S 1P8
Telephone (416) 965-9834

Resolution:

Upon request, the form of council resolution to be completed will be mailed to the municipality.

Annual Housing Review

The AHR will provide a method for a municipality to update its Municipal Housing Statement annually. In addition, this review will assist the ministry in allocating resources and identifying planning or servicing bottlenecks.



Ministry of
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Rent Supplement Program

The Ministry of Housing works closely with the private sector in making suitable rental accommodation available for families and individuals who pay rents geared to their incomes.

Under the Rent Supplement Program, landlords are paid the difference between geared-to-income rents and the full rental rate negotiated between Ministry of Housing and the landlord.

The rent supplement approach has several advantages:

- It guarantees that units will be rented continually for a specific number of years.
- Rents are renegotiated annually to ensure that they fairly reflect market rents in the area.
- Lower-income families have more opportunity of becoming part of a community, since the approach eliminates concentrations of low-income residents in public housing developments.
- Up to 25 per cent of the units in a development or complex may be assigned under the Rent Supplement Program.

More than 6,000 units are being administered under the Rent Supplement Program in more than 30 smaller centres such as Lindsay, Thunder Bay and Welland, as well as in the larger centres of Toronto, Hamilton and Ottawa.

The operating subsidy for each rental unit is shared 50 per cent by the federal government, 42½ per cent by the province and 7½ per cent by the municipality in which the housing is located.

Residents in assisted housing generally pay rent geared to their incomes—between 16.7 and 25 per cent of gross incomes. Recipients of family benefits and general welfare assistance pay the allowance they receive for shelter.

How are the units selected?

The type and number of units accepted are related directly to the local waiting list for assisted housing. Rent Supplement Program staff inspect units offered to ensure they meet suitable maintenance, decoration and management standards for occupancy.

Generally, not more than 25 per cent of the units in a complex or building may be accepted for lease under the program.

How are rents established?

The rental rates proposed by the landlord are reviewed by the local office of Central Mortgage and Housing Corporation to ensure that they do not exceed current market rents for similar accommodation in the area. CMHC, a federal agency, is involved because it is a partner in the Rent Supplement Program.

Must units be vacant when they are offered?

Not necessarily. Units may be under construction or forecast as being available at a later date. A notice of availability is required in writing 75 days prior to vacancy. This gives potential tenants sufficient time to advise their current landlord that they intend to move.

How are tenants chosen?

Prospective tenants are chosen from the waiting list for assisted housing in the municipality in which the accommodation is located. The landlord meets with local housing management staff to discuss applications from prospective tenants. The applicant is then advised of the availability of the unit by the local housing management and leasing arrangements are made between the landlord and the prospective tenant.

Should special provision be made for tenants?

No. The tenant signs a lease with the landlord who is responsible for the normal landlord/tenant relationships, such as rent collection, maintenance, repairs and services normally offered to all tenants in the building.

Are any special terms included in the lease?

Yes. An additional clause must be added to allow for rent adjustments downward during the lease term to reflect any reductions in the tenant's income. In this case, the subsidy would be increased to maintain the rental figure in the ministry-landlord agreement.

What about the rent supplement agreement?

If units are satisfactory, the landlord and the ministry enter into an agreement for the leasing of accommodation for a minimum period of three years. The agreement calls for an annual review of the initially established rental rate, and is renewable on a continuing basis for a minimum of two years. Further details are contained in the rent supplement agreement.

How are rental payments made?

The tenant pays rent directly to the landlord, according to the rent-geared-to-income scale determined by the local housing management staff. The difference between the tenant's portion and the agreed rental rate of the unit is paid to the landlord on the first day of the month by the ministry.

For example:

Agreed Rent	\$200.00
Tenant's rent-geared-to-income	-\$125.00
Supplement	\$ 75.00

For additional information, please contact
Community Housing Division
Ontario Ministry of Housing
12th Floor
101 Bloor St. W.
Toronto, Ont. M5S 2P8.

The Ministry of Housing's Community Housing Division has three regional housing branches with co-ordinators assigned to specific areas of the province.

The co-ordinators are familiar with all aspects of assisted housing within their individual regions.

Please direct enquiries to the co-ordinators at their regional offices, 12th Floor, 101 Bloor St. W., Toronto, Ont. M5S 1P8. The area code for the co-ordinators' Toronto telephone numbers is 416.

North Region

Algoma	Telephone:
Kenora	965-9045
Nipissing	
Parry Sound	
Rainy River	
Sudbury	
Thunder Bay	
Timiskaming	

Central/East Region

Dufferin	Telephone:
Durham	965-9643
Frontenac	
Lanark	
Metro Toronto	
Muskoka	
Ottawa	
Peel Region	
Renfrew	
Simcoe	
York	

Haliburton	Telephone:
Hastings	965-9646
Leeds-Grenville	
Lennox-Addington	
Northumberland	
Ottawa-Carleton	
Peterborough	
Prescott-Russell	
Prince Edward	
Stormont-Dundas-Glengarry	
Victoria	

South/West Region

Lambton	Telephone:
	965-9652

Hamilton-Wentworth Niagara	Telephone:
	965-9753

Brant	Telephone:
Bruce	965-9654
Elgin	
Essex	
Grey	
Haldimand-Norfolk	
Halton	
Huron	
Kent	
Middlesex	
Oxford	
Perth	
Waterloo	
Wellington	

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Ministry of
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Community Housing Division

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Peterborough	
Prescott-Russell	
Prince Edward	
Stormont-Dundas-Glengarry	
Victoria	

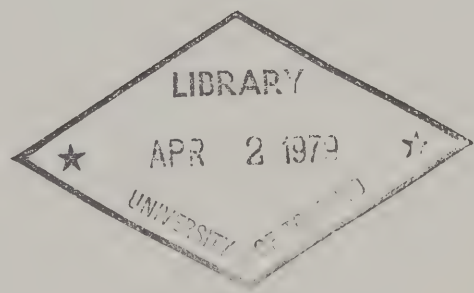
South/West Region

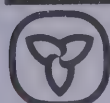
Lambton	Telephone: 965-9652
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Hamilton-Wentworth Niagara	Telephone: 965-9753
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Brant Bruce Elgin Essex Grey	Telephone: 965-9654
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Haldimand-Norfolk
Halton
Huron
Kent
Middlesex
Oxford
Perth
Waterloo
Wellington





Ministry of
Housing

Ontario

OUTLINE

Local Planning Policy Branch
56 Wellesley St. W., 3rd Flr.
Toronto, Ont. M7A 2K4
Telephone: (416) 965-5890

Local Planning Policy Branch

A major objective of the community planning wing of the Ministry of Housing is to undertake specific studies into those aspects of planning that will benefit all municipalities in the province. This function is the responsibility of the local planning policy branch. It develops recommendations on provincial policies related to community planning and formulates municipal planning standards that will be compatible with provincial objectives.

The branch develops policies for specific community planning activities, undertakes research into various planning matters to help formulate local planning policy, and reviews legislation related to provincial and municipal planning. The branch is structured into three sections: policy section, programs section and special studies.

Policy Section

This section develops general provincial policy in the field of community planning and co-ordinates implementation of provincial planning objectives at the municipal level, and in other areas of the province.

Its activities include:

- Developing provincial planning goals and objectives vis-a-vis local municipalities.
- Reviewing the Planning Act and related acts to recommend amendments, to correct deficiencies, and to anticipate problems.
- Developing policy on the delegation of planning authority to regional governments and field offices.
- Examining and co-ordinating the role of regional governments and local municipalities in planning in relation to the provincial program.
- Having liaison with regional governments and local municipalities to evaluate planning activities at these levels to determine problems and recommend solutions.
- Obtaining the co-operation of all provincial ministries whose activities impact on local planning programs.

Projects

Staff of this section provide research capability for projects such as the review of the Planning Act, and for analysing comments submitted by the public with regard to the review.

Programs Section

This section is responsible for developing overall policy for specific community planning activities. It formulates general planning standards that are compatible with provincial planning objectives.

The programs section's activities include:

- Maintaining a continuing review of existing policies, procedures, and standards in the areas of official plans, subdivisions and urban renewal and formulating recommendations for changes when appropriate.
- Developing general provincial planning standards and guidelines that will apply to various forms of development.
- Establishing liaison with other divisions and ministries as well as other levels of government to evaluate planning programs in order to determine if problems exist and to recommend solutions if required.

Projects

One of the most important reviews undertaken by this section

was of existing development practices to determine what planning and engineering standards currently in use in Ontario were needlessly high. These included a range of standards from lot sizes to road widths and methods of handling storm drainage.

Another current study relates to aircraft noise and its impact on various kinds of land use. This work should help create new guidelines for development located near airports.

Special Studies Section

This section acts in a support capacity to the branch as a whole and carries out research on various planning matters when required.

It's specific function is largely determined by the activities and priorities established for the other two Sections. In many cases this section works in conjunction with other divisions of the Ministry of Housing and other departments of the government.

Projects

This section is managing and co-ordinating an interministerial study aimed at developing techniques for forecasting the impact of development on inland lakes throughout the province. This study will take several years to complete and, if successful, will enable an assessment to be made of the carrying capacity of a given body of water prior to proposed development.

The special studies section is also providing a manual providing guidelines for the design of mobile-home parks. The manual will deal with such matters as lot sizes and locations, and the provision for privacy in the overall design of a mobile-home park.

Publications

In the course of developing overall policies for the ministry, the branch has been responsible for the publication of many studies and documents related to community planning. These include:

Countryside Planning	\$3.00
Urban Development Standards—A Demonstration of the Potential for Reducing Costs	\$2.00
A Planners's Reference to Legislation in Ontario	\$2.00
Citizen Participation in Urban Planning:	
The Guelph Alternative	\$2.00
Planning for Urban Recreational Open Space:	
Towards Community-Specific Standards	\$3.00
Network Diagrams and the Official Plan	\$5.00
Mobile Home Park Survey, Selected Data from Interviews with Managers	\$1.00
Mobile Homes in Ontario: Construction and Costs	\$2.00
Shopping Centre Decisions, Ontario	\$3.00
Planning Applications of Retail Models	\$5.00

Copies of the above reports may be obtained from the Ontario Government Bookstore, 880 Bay St., Toronto, Ont. M7A 1N8. Cheques or money orders should be payable to the Treasurer of Ontario.



Ministry of
Housing

Ontario

OUTLINE

56 Wellesley St. West
8th Floor
Toronto, Ontario
M7A 2L6

Official Plans Branch

Purpose:

The official plans branch performs a line function relating to approval of official plans and official plan amendments. The branch consists of line groups of planners representing five broad geographical areas of Ontario (see map). The line groups report to four senior planners and two managers.

Official Plans Branch Functions:

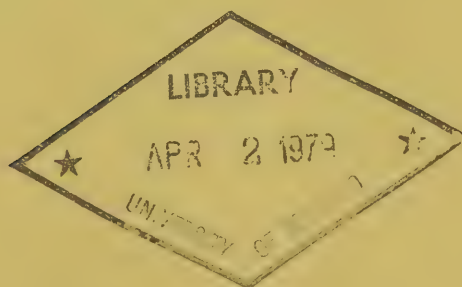
- To ensure that provincial policies are reflected in official plans and to review these documents with regard to local planning objectives directed towards producing a sound community planning framework.
- To make recommendations to the minister on the disposition of official plans and amendments with respect to the legality, quality and applicability of the document to the area municipality. Assessment involves circulation of the document to a number of agencies—local, private, provincial and federal.

- To deal with referrals to the Ontario Municipal Board of official plans and official plan amendments and to provide, when necessary, technical evidence at OMB hearings.
- To assist regional and district municipalities in official plan preparation.
- To evaluate and recommend to the minister the endorsement of interim land severance policies and interim planning policies.
- To represent the ministry on intra/intergovernmental task forces and liaison committees dealing with development proposals and official plan matters.

Enquiries and correspondence relating to the preceding functions should be addressed to:

*Director, Official Plans Branch or
Manager, Central Core and Southwestern Ontario or
Manager, Central, Northern and Eastern Ontario*

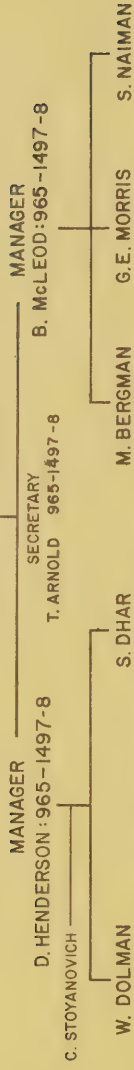
56 Wellesley St. West
8th Floor
Toronto, Ontario
M7A 2L6



OFFICIAL PLANS BRANCH

DIRECTOR - D. SANTO 965-1497-8

SECRETARY - A. DALZIEL



1 SOUTHWEST GROUP: 965-2321-7

SENIOR PLANNER
G.E. MORRIS

PLANNERS

a - R. DOLAN
b - J. DRIESGER
c - P. CRAIG

UNIT CLERK
K. KAY

2 CENTRAL GROUP: 965-2215-6

SENIOR PLANNER
S. DHAR

PLANNERS

a - A. SYED
b - T. MOY
c - P. MILLER
d - B. GURUSINGHE

UNIT CLERK
T. GREGORIOU

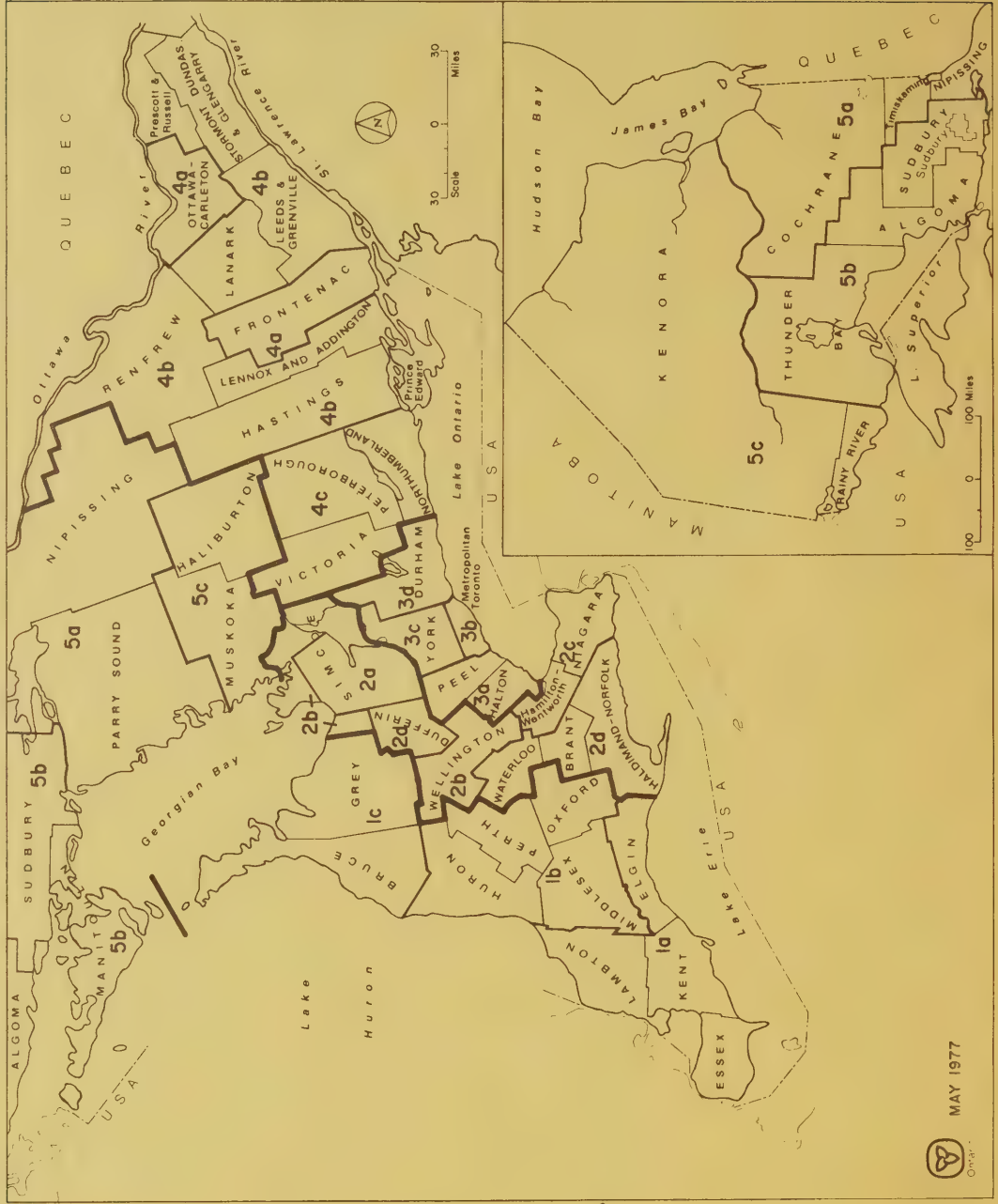
3 CENTRAL CORE GROUP: 965-1232-3

SENIOR PLANNER
M. BERGMAN

PLANNERS

a - H. BARTON
b - P. GRUNDLAND
c - E. BEDFORD
d - T. HONG

UNIT CLERK
P. CALESSO



MAY 1977

4 EASTERN GROUP: 965-7811-2
SENIOR PLANNER
W. DOLMAN

PLANNERS
a - J. LIVEY
b - L. WHEELER
c - R. FORMICA
UNIT CLERK
M. VERTOLLI

5 NORTHERN AREA: 965-2321-7

a, b, c - C. STOYANOVICH

UNIT CLERKS
K. KAY
T. GREGORIOU

SPECIAL PROJECTS
S. NAIMAN: 965-1232



Ministry of Housing
 Hon. Donald R. Irvine, Minister
 R.M. Warren, Deputy Minister

**Policy and Program
 Development Secretariat**

801 Bay St.
 Toronto, Ont. M5S 1Y9
 Telephone 965-7025

John Burkus, Executive Co-ordinator

OUTLINE

JULY 1974

Ministry of Housing Policy Study, Housing Incentive and Planning Study

Grants to Municipalities 1974-1975 FISCAL YEAR



The Province of Ontario is making available to municipalities several study grant programs in order to encourage their active participation in the achievement of the province's housing and related planning goals.

These three programs as referred to in the May, 1974 document Housing Ontario/74 are available from the policy and program development secretariat, the Ontario Housing Action Program and the plans administration division.

MUNICIPAL HOUSING POLICY STUDY GRANTS

Purpose:

To make available study grants to assist in the preparation of housing policy statements and housing needs requirements in order to ensure that local housing targets are integrated with overall provincial housing objectives.

Eligibility:

The Ministry of Housing is encouraging regional governments and restructured counties to co-operate in the development of housing policy and housing targets. Funding for regional housing policy studies will be made available directly to regional municipalities, and with the regions' agreement additional funds will also be provided directly to local municipalities. This program will also apply to those municipalities not in regional government or restructured counties, although it is urged that municipalities forming one urban area participate together in a joint policy study.

Contents of the Study:

A two-phased approach is recommended.

Phase I: the Ministry of Housing is requesting municipal councils to submit a policy statement containing the council's general housing aims. This document should refer to such matters as:

- Total housing targets for a relatively short time period of, for example, each of the next three years.
- Housing goals and targets for low and moderate income families and individuals including an indication of which specific housing programs are to be utilized to achieve this end.
- Approaches to other issues such as housing form, servicing standards and densities.

Available local staff and data sources could be relied on. What is desired is councils' views of the municipalities' housing policies and housing needs and not formal comprehensive studies.

Phase II: this is a more precise statement of housing policies and targets by type of housing, price range, income groups to be served, and availability of serviced residential land. The targets should be compatible with regional and/or local planning objectives. Phase II should elaborate the Phase I statement and emphasize more specifically detail targets for each of the next three years as well as providing an indication of general housing requirements for a five to ten year time horizon. The ministry is prepared to consider funding periodic updating of housing policies and targets.

Timing: municipalities are urged to prepare and submit to the Minister of Housing an interim (Phase I) housing policy statement within the next three months.

Municipalities are also requested to aim for the completion of the more detailed study (Phase II) in the next six to 12 months.

Funding Levels:

While each municipal proposal will be considered on its merits, maximum grant levels have been established according to classifications of municipal size.

The amounts below indicate total costs for Phases I and II:

Regional municipalities	\$30,000
Urban centres of 100,000+	20,000
Urban centres of 50-100,000	15,000
Urban centres of 30-50,000	10,000
Urban centres of 10-30,000	7,500
Urban centres of 5-10,000	5,000

In the case of municipalities which are smaller than 5,000 in population, direct technical assistance will be available from the ministry.

Application for Assistance:

Policy & Program Development Secretariat
 Ministry of Housing
 801 Bay Street
 5th Floor
 Toronto, Ontario M5S 1Y9
 Telephone: 416/965-7025

HOUSING INCENTIVE STUDY GRANTS

Purpose:

To make available grants to municipalities in order to study the potential for new or an accelerated rate of housing starts with the aim of production of new dwelling units within the next two to three years.

Eligibility:

The Ontario Housing Action Program housing incentive grants apply to those designated regional or area municipalities which identify a need for a study and pass an appropriate resolution of Council.

Contents of the Study:

The following types of study may be undertaken provided that study is directed specifically towards the production of serviced land and/or dwellings:

- Housing production — housing demands, serviced land demands, production targets, methods of achieving targets.
- Planning for housing production — site location analysis, plans for residential land use and supporting facilities.
- Engineering feasibility and preliminary engineering.
- Social impact — e.g. density, amenities, education, recreation.
- Environmental impact — e.g. water, soils, flood plain, escarpment, vegetation, land uses.
- Economic impact — capital costs, operating costs, maximum use of available facilities.
- Planning studies — preparation of secondary plans and zoning by-laws.
- Preparation of housing policy statements.

Funding Levels:

Study grants for 1974-1975 will vary according to potential number of housing starts in the municipality, to a maximum level grant of \$100,000.

Application for Assistance:

Ontario Housing Action Program
Ministry of Housing
801 Bay Street
5th Floor
Toronto, Ontario M5S 1Z1
Telephone: 416/965-3173

COMMUNITY PLANNING STUDY GRANTS

Purpose and Contents of the Study:

This program will assist small and rural municipalities with little or no planning staff and limited financial resources to prepare and update official plans and zoning by-laws in order to bring them up to an acceptable level. This will pertain especially to those areas where there is a provincial priority which is being constrained by the lack of local planning policies i.e. major recreational areas, major industrial developments, preservation of large areas of prime agricultural lands. Funding is specifically available to municipalities for the preparation of zoning by-laws to replace minister's zoning orders.

Grants will also be made available to finance planning programs for unorganized territory which is within the boundaries of a defined planning area.

Funds will be available to bring municipal official plans and zoning by-laws into conformity with refined provincial plans i.e. Niagara Escarpment Plan, Parkway Belt Plan.

This program will have limited duration and will be phased out when eligible municipalities are financially capable of carrying out their planning responsibilities at a level commensurate with provincial priorities.

Each such grant must result in new or revised official plans adopted by council and submitted to the minister for approval and/or new or revised zoning by-laws adopted by council and submitted to the Ontario Municipal Board for approval.

Eligibility:

This program is applicable to those municipalities that are not designated under the Ontario Housing Action Program.

Funding Levels:

Each municipal proposal will be considered on its merits based on the financial capability of the municipality and the significance of the study in terms of provincial policies and programs.

Application for Assistance:

Plans Administration Division
Ministry of Housing
56 Wellesley Street West
8th Floor
Toronto, Ontario M7A 1Y7
Telephone: 416/965-6495

CONTENTS OF THE APPLICATION

In order for any municipality to request grant assistance under any program, the following should be provided:

- Content and scope of study.
- Cost.
- Time required for completion.
- Municipal staff or consultants to be utilized.
- Any other information considered pertinent.

PAYMENT OF GRANTS

Upon agreement of the province to provide funding for a study, an advance payment of 25 per cent of the total grant may be made. During the term of the approved study, progress payments will be made with the final payment being paid in accordance with satisfactory evidence of completion of the study.



Ministry of
Housing

Ontario

OUTLINE

Government
Publications

AHOP/HOME

AHOP/HOME is a joint federal-provincial program designed to bring home ownership within the reach of more moderate- and lower-income residents wishing to purchase new housing units.

Financial aid is available through the combination of the federal Assisted Home Ownership Program (AHOP) and Ontario's Home Ownership Made Easy (HOME) Plan.

AHOP is designed primarily to bring the effective mortgage interest rate down to eight per cent during the first year of occupancy, through a loan for people buying newly-built homes within specific price ranges.

AHOP also provides qualified home buyers with a subsidy of up to \$750 in the first year of occupancy, so they would not be spending more than 25 per cent of their household income on mortgage payments and municipal taxes.

The province makes available an additional grant of up to \$750 in the first year for those who have qualified for maximum AHOP assistance, should their mortgage and tax payments still exceed 30 per cent of their household income. In order to qualify for the program, newly-built homes must not exceed maximum prices established by Central Mortgage and Housing Corporation, the federal agency which administers AHOP/HOME. The price ceilings vary from area to area in the province.

In addition, the selling price must not exceed the value placed on the property by CMHC.

(Household is defined as two or more persons and may include a married couple, a single parent with one or more dependent children, two related adults or two adults who are not related. Household income is the gross annual income of the principal wage earner plus the gross annual income of the spouse or other adult in the household.)

Apart from assisting people who wish to buy their own homes, AHOP/HOME is designed to stimulate the construction of moderately-priced, affordable housing.

Under AHOP/HOME, financial help comes in three stages: the AHOP interest reduction loan, the AHOP subsidy and the HOME grant.

How It Works

Stage 1: AHOP's Interest Reduction Loan

All purchasers are eligible, as long as there are at least two persons in the household buying an AHOP-qualified, moderately-priced home.

The loan has the effect of reducing the first year's mortgage payments to what they would be at an eight per cent interest rate.

Purchasers use the loan to lower mortgage payments during the first five years of occupancy. The loan is interest-free for this support period.

The loan may be repaid at any time during the first five years. It must be repaid if the property is sold or if a new first mortgage is obtained for an increased amount.

If a homeowner chooses to pay back the loan to CMHC by instalments, monthly repayments of the loan plus interest begin in the seventh year of occupancy.

Stage 2: AHOP's Subsidy

If purchasers made use of the interest reduction loan and have at least one dependent child, they may be eligible for this non-repayable subsidy—a maximum of \$750 during the first year of occupancy.

The AHOP subsidy is available to those who have taken the loan and would still be spending more than 25 per cent of their gross household income on mortgage payments and municipal taxes.

Household income is defined as the total income from all sources of the principal wage earner and spouse.

The exact amount of subsidy varies, depending on the household income and the mortgage and municipal tax payments.

Stage 3: The Provincial HOME Grant

If purchasers have qualified for the AHOP interest reduction loan and the maximum AHOP subsidy and find that they would be spending more than 30 per cent of their income on mortgage payments and taxes, they may be eligible for the provincial HOME grant.

The grant, designed to bring mortgage payments and taxes down to 30 per cent of the household's gross annual income, amounts to a maximum \$62.50 monthly in the first year of residency. It is a non-repayable grant.

Total assistance—any combination of Stages 1, 2 and 3—is paid directly to the purchaser each month, providing there is no default on the mortgage.

After the first year, the total assistance is decreased annually by one-fifth of the first year's total assistance, or \$240 per year, whichever is less.

At the end of five years, the financial arrangements can be reviewed and, if warranted, the assistance may be continued.

Eligible Units

All types of new housing units are eligible . . . condominiums, townhouses, detached and semi-detached houses . . . if they are sold within the maximum AHOP prices and do not exceed the value placed on the property by CMHC.

New homes built by individuals also qualify . . . again if they are priced within AHOP limits and do not exceed CMHC appraisals.

Examples of present maximum prices for homes qualifying for assistance:

Barrie \$39,000; Hamilton \$43,000; Kingston \$34,000; Kitchener \$38,000; London \$35,000; North Bay \$34,000; Oshawa \$45,000; Ottawa \$38,000; Peterborough \$34,000; Sault Ste. Marie \$34,000; St. Catharines \$34,000; Sudbury \$34,000; Thunder Bay \$37,000; Timmins \$36,000; Toronto \$47,000; Windsor \$36,500.

Those interested in purchasing a home under AHOP and/or AHOP/HOME should consult the real estate advertising sections of the newspapers for builders selling AHOP-qualified homes.

Prospective purchasers need not contact CMHC or the Ministry of Housing, but may obtain all necessary information and forms from builders participating in AHOP.

AHOP/HOME Minimum Income Requirements

(House prices reflect AHOP maximums in each municipality.

over

The calculations are based on a 10.5 per cent mortgage, scheduled to be repaid over a 35-year period, with terms such as the mortgage interest rate subject to review after each five-year period.)

In Hamilton, a \$43,000 townhouse with estimated municipal taxes of \$40 monthly would generally require an annual income of \$16,000 to make monthly mortgage and tax payments of \$400.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$13,080. With maximum AHOP assistance—the loan and \$750 in the first year of occupancy—the income requirement is reduced further to \$10,580.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$8,080.

In Kingston, a \$34,000 townhouse with estimated municipal taxes of \$45 monthly would generally require an annual income of \$13,200 to make monthly mortgage and tax payments of \$330.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$10,880. With maximum AHOP assistance—the loan and \$750 subsidy in the first year of occupancy—the income requirement is reduced further to \$8,380.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$5,880.

In North Bay, a \$34,000 townhouse with estimated municipal taxes of \$35 monthly would generally require an annual income of \$12,800 to make monthly mortgage and tax payments of \$320.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$10,880. With maximum AHOP assistance—the loan and \$750 subsidy in the first year of occupancy—the income requirement is reduced further to \$7,980.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$5,480.

In Ottawa, a \$38,000 townhouse with estimated municipal taxes of \$45 monthly would generally require an annual income of \$14,520 to make monthly mortgage and tax payments of \$363.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$11,920. With maximum AHOP assistance—the loan and \$750 subsidy in the first year of

occupancy—the income requirement is reduced further to \$9,420.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$6,920.

In Thunder Bay, a \$37,000 townhouse with estimated municipal taxes of \$35 monthly would generally require an annual income of \$13,800 to make monthly mortgage and tax payments of \$345.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$11,280. With maximum AHOP assistance—the loan and \$750 subsidy in the first year of occupancy—the income requirement is reduced further to \$8,780.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$6,280.

In Metro Toronto, a \$47,000 townhouse with estimated municipal taxes of \$50 monthly would generally require an annual income of \$17,760 to make monthly mortgage and tax payments of \$444.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$14,520. With maximum AHOP assistance—the loan and \$750 subsidy in the first year of occupancy—the income requirement is reduced further to \$12,020.

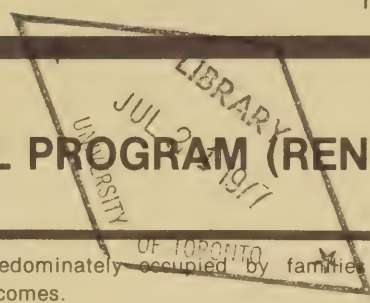
With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$9,520.

Also in Metro Toronto, a purchaser buying a \$42,000 apartment and qualifying for maximum AHOP/HOME assistance, would require a minimum income of \$7,800. The \$42,000 home is \$5,000 below the maximum AHOP price in Metro Toronto.

In Windsor, a \$36,500 detached home built under the zero lot concept, with estimated municipal taxes of \$65 monthly, would generally require an annual income of \$14,800 to make monthly mortgage and tax payments of \$370.

With the AHOP interest reduction loan, the minimum income requirement is reduced to \$12,320. With maximum AHOP assistance—the loan and \$750 subsidy in the first year of occupancy—the income requirement is reduced further to \$9,820.

With maximum AHOP/HOME assistance, including a \$750 provincial grant, the minimum income requirement would be \$7,320.



ONTARIO HOME RENEWAL PROGRAM (RENTAL)

The Ontario Home Renewal Program (Rental) is another step by the Ministry of Housing to ensure that affordable, adequate housing is available for all residents of the province. It takes advantage of the fact that Ontario has a large stock of existing dwellings that can be refurbished, and is part of the ministry's long-range goal to not only ensure that new homes are built, but that the ones we already have are preserved and improved.

The program is an extension of the very successful Ontario Home Renewal Program and is designed to help landlords upgrade rental premises occupied primarily by tenants with low and moderate incomes. It was conceived in response to many requests received by the ministry from individual municipalities and was developed in consultation with the Provincial/Municipal Liaison Committee.

OHRP (Rental) is directed to the rehabilitation of substandard dwelling units, with emphasis on faulty structural and sanitary conditions as well as upgrading of plumbing, heating and electrical systems.

Funds will be made available for buildings of four storeys or less and for the conversion of existing single-family dwellings to create new family rental accommodation. Funds will be provided for the rehabilitation of rental units already existing in commercial premises, and for the conversion of existing commercial premises to create new rental units.

The program will be administered by the participating local municipality with provincial funding allocated on the basis of demonstrated need. Loans (partly forgivable) to cover the costs of rehabilitation or conversion will be made available to landlords once the municipality has determined that the building is predominately occupied by families with low or moderate incomes, providing the applicant meets other program criteria.

Approval of funds to municipalities will be contingent on the municipal administration of a property maintenance and occupancy standards bylaw, and any landlord joining the program must enter into a rent control agreement before receiving the loan to repair the property.

Assistance under this program will be in the form of loans, at eight per cent interest to landlords to a maximum of \$10,000 per family unit, per building. Repayment may be forgiven to a maximum of \$3,750.

The municipality will confirm the eligibility of the applicant and will arrange for an inspection to determine the extent of the work to be done and prepare an estimate of costs.

In order for an applicant to be eligible for this assistance, these criteria must be met:

- The height of the building in which the dwelling unit is located does not exceed four storeys.
- The building in which the dwelling unit is located is not used as a lodging house or rooming house.
- The building in which the dwelling unit is located is

predominately occupied by families with low or moderate incomes.

- Except in the case of conversion, the dwelling unit requiring repair, rehabilitation or improvement is below the standards of any bylaw of the municipality passed under section 36 of the planning act or under any private act of the Province of Ontario pertaining to building maintenance, health, safety and sanitary conditions.
- The dwelling unit is not eligible for federal funding.
- The landlord has not received federal funding for such repair, rehabilitation, improvement or conversion, and has not previously received a loan for the dwelling unit under this regulation.
- The landlord enters into a rental agreement with the municipality.
- The municipality secures the loan, including the forgivable portions, by means of a lien provided for by subsection 2 of section 2a of the Housing Development Act or a promissory note provided for by subsection 4 of section 2a of the same act.

The municipality will confirm eligibility of the applicant and will arrange for an inspection to determine the extent of the work to be done and prepare an estimate of costs. The landlord must secure estimates for two or more contractors and make application to the municipality for a loan—both payable and forgivable portions—to cover the work.

If the estimates are satisfactory and the applicant meets the eligibility requirements, the municipality will approve the loan and arrange for signing of the documents. The municipality will require a security for both the forgivable and repayable portions of the loan from the borrower to guarantee repayment.

The applicant will then award contracts and proceed with the work as outlined. The municipality will advance funds for payment as the work proceeds, as has been agreed to by the municipality and the applicant. Periodic inspections will be carried out by the municipality to ensure that the work is satisfactory.

Repayment of the loan, excluding the forgivable portion, will commence after completion as advised by the municipality. Payments are to be made on a monthly basis.

The forgivable portion and the annual rate of forgiveness will be directly related to the cost of rehabilitation as outlined below:

Cost of repair, re-habilitation, conver-sion or improvement	Total amount of forgiveness	Maximum annual amount of forgive-ness
\$0 - \$5,000	\$2,500 or the actual cost of rehabilita-tion, whichever is less	\$250
\$5,001 - \$6,000	\$2,750	\$275
\$6,001 - \$7,000	\$3,000	\$300
\$7,001 - \$8,000	\$3,250	\$325
\$8,001 - \$9,000	\$3,500	\$350
\$9,001 - \$10,000	\$3,750	\$375



Ministry of
Housing

Ontario

OUTLINE

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Urban Development Standards

New house prices could be reduced by \$6,000 to \$8,000 by adopting sensible approaches to urban development standards, says a report prepared for the Ministry of Housing's local planning policy branch.

The report, *Urban Standards: A Demonstration of the Potential for Reducing Costs*, says that by adopting standards already in use in one locality or another in Ontario, the resulting savings could reduce mortgage payments by up to \$70 a month.

The study concentrated on single-family housing—detached, semi-detached houses and row housing—to determine the affect of changes in standards covering lot sizes, road allowances and water and sewer servicing.

Within the context of a conventionally-designed subdivision, the report incorporated the most progressive designs currently employed in Ontario such as the Kitchener special development program and the Central Park community, as well as the Ministry of Housing's zero lot line development in Brampton.

These progressive concepts were combined with new principles proposed by the consultants to form the revised development standards.

In all, four sets of standards were devised. Conventional figures reflecting current practices in Ontario were developed, one for metropolitan areas and one for the rest of Ontario. These were compared with proposed standards for metropolitan areas and the rest of the province.

With respect to lot dimensions, the report noted conventional lots for detached houses in metropolitan areas measured 45 by 110 ft. It recommended that this be changed to 30 by 80 ft. In the rest of the province, the conventional size arrived at was 50 by 110 ft. which the report recommended changing to 30 by 100 ft.

Similar variations were suggested for lots on which semi-detached houses and townhouses would be built. Metropolitan semi-detached lots would be reduced from 30 by 110 ft. to 30 by 80 ft. In the rest of the province, the conventional 32½ by 110 ft. would become 26½ by 100 ft.

Street townhouse lots in metropolitan areas which usually measure 22 by 110 ft. would be changed to 18 by 80 ft. In the rest of Ontario such lots would be altered from the conventional 22 by 110 ft. to 21 by 100 ft.

Some of the land saved by these changes would be used for parks or playgrounds.

The study also looked at the houses themselves, and recommended changes in these to complement the revised lot dimensions.

Adoption of these changes would significantly alter the number of houses that could be built on an acre of land. Conventional density for most of Ontario was found to be slightly more than five units per acre. These proposals would increase that to slightly more than eight units per acre.

In metropolitan areas, the report's proposals would raise conventional density from seven units per acre to slightly more than 10 units per acre.

Engineering standards such as storm drainage systems, right-of-way and road widths and servicing methods were also examined. The study proposed that connections between houses and storm sewers be eliminated in favor of a natural run-off assisted by better grading of lots and streets.

Savings could be also realized by 'dualing' water and sanitary connections. Instead of a pipe running from the street to each unit, one pipe leading from the main line would divide and serve two units. Additional savings could result from laying water and sanitary pipes in the same trench.

Of the total savings possible from the proposals in the ministry's report, about 75 per cent would result from reduced lot sizes and related measures. The remaining 25 per cent saving would be achieved by changing engineering standards.

Consultants for the urban development standards report were: Peter Barnard Associates, John G. Williams Associates and Cumming-Cockburn and Associates.

Copies of the report may be obtained for \$2 each by visiting the Ontario Government Bookstore, 880 Bay St., Toronto, or by writing: Publications Centre, 3B-7 Macdonald Block, Queen's Park, Toronto, Ont. M7A 1N8. Mail orders should be accompanied by a cheque or money order payable to the Treasurer of Ontario.



OUTLINE

July 1975

Townsend Community

Purpose

The Townsend Community Development Program in the community planning wing of the Ministry of Housing was created on April 1, 1975, to prepare initial planning and design of Townsend, the proposed new community in the regional municipality of Haldimand-Norfolk, pending the establishment of a development corporation.

Background

The situation that led to the need for a new town in the Haldimand-Norfolk area dates back to 1968 when Ontario Hydro commenced construction of its 4-million-kilowatt thermal generating station in Nanticoke.

Also that year, Stelco acquired 6,600 acres of land, half of which it planned to develop as an industrial park and half to facilitate the expansion of its milling and steel production operations.

Realizing the potential significance that these two independent actions could make to the area, the Ontario Government initiated the Haldimand-Norfolk study in March, 1969. The study was made up of two phases: (1) land and development and (2) local government.

The two reports, entitled Threshold of Change 1—Land & Development and Threshold of Change 2—Local Government, were released in May, 1973.

The Haldimand-Norfolk Joint Study Committee was formed in September, 1969, after provincial-municipal discussion on a suitable local mechanism to parallel the study group. It was composed of elected representatives from the 28 local municipalities and two counties, and comprised six working advisory committees which provided an opportunity for local representatives to contribute to the planning and local government restructuring process, examining every aspect of potential change and advising the study director as to what

their views were on the many and varied topics involved.

In 1970, Texaco announced acquisition of 1,300 acres in Nanticoke for a large oil refinery, the planned daily capacity of which has been increased in the meantime to 95,000 barrels per calendar day. It will be Texaco's largest oil refinery in Canada.

Just three months after receiving the completed study, the government established (in December, 1972) the Haldimand-Norfolk Project to co-ordinate provincial programs and to liaise with area municipalities, as recommended in the Threshold 1 report. The project was funded by the Ministry of Treasury, Economics and Intergovernmental Affairs.

Two months later, in February, 1973, zoning orders were applied to confirm the land use existing at that time in the central townships within the original counties of Haldimand and Norfolk, with the aim of preventing uncontrolled development before the new regional plan comes into effect.

Then, in April, 1973, a consortium of land developers from the private sector took options on parcels of land at Townsend which is located north-east of the communities of Simcoe and Port Dover, and adjacent to Jarvis.

The following month, the government released the reports on the two phases of the study—Threshold 1 and Threshold 2. It revealed that the original site for a new town, recommended by the study, was located just west of Nanticoke and was referred to as Woodhouse. However, after examining all the possible sites, the provincial government, in May, 1974, began to acquire part of the Townsend site from the consortium and the rest through direct negotiations with owners who had not optioned to the consortium. This action was in accord with the wishes of the regional municipality of Haldimand-Norfolk, which had been created on January 1, 1974, by an act of the Legislature. The land acquired is now included in the portfolio of the Ontario Land Corporation (OLC).

At the same time, the Property Management and Farm Lease Program was initiated under which farmers who sold their land for the new town were encouraged to remain and continue farming until such time as the land is required for development.

Three months after the creation of the regional municipality, its council became responsible for all services of a regional nature including planning. The cost of such services is recovered by the equalizing and pooling of all industrial and residential assessment in the area.

Later, in December, the province announced the acquisition of land in the former township of South Cayuga, also for the purpose of establishing a new city. This land, too, is in the portfolio of OLC. Following a recommendation by the Haldimand-Norfolk regional government, the province made a decision to proceed with Townsend as the first new city in the region.

Continuing the practice of involving both provincial and municipal officials in the planning process, a Haldimand-Norfolk task force on regional development strategy was formed in March, 1975, to develop interim development guidelines by the summer of 1975 and to prepare a regional development strategy by February, 1976. This work will lead to a regional official plan by December, 1976.

While the task force is preparing this regional economic development strategy, the Townsend Community Development Program, made up initially of staff transferred from TEIGA's Haldimand-Norfolk Project, will be initiating the planning and design of the new community. The Minister of Housing, through the community planning wing of the ministry, has assumed responsibility for the program.

As potential industrial growth becomes more and more of a reality, with Stelco, Ontario Hydro, Texaco and others going into operation, Townsend will relieve the growth pressures which could not be absorbed otherwise by the existing communities, thus minimizing the possible problems of urban and industrial growth.

To ensure that Townsend is designed and developed as a viable community, not a dormitory for the industrial complex of Nanticoke, the province has been instituting firm policies and encouraging a strong local (regional) government to guide this growth.

Current Activities

Townsend Community Development Program's current activities, proceeding at an accelerated rate, include the selecting of consultants to create a plan, directing and assessing their work, preparing legislation for a new town development corporation, continuing liaison with other provincial ministries regarding management of the Townsend site and co-ordinating arrangements with the other ministries for the provision of services such as water, sewage and transportation corridors.

Allied essential activities are also proceeding at a rapid rate. For example, a corridor is being established to accommodate an enlarged Hwy. 6, along with other linear services; boundary surveys of acquired land have been conducted; and standardized maps are being prepared for the townsite area.

In time, when the work of the Townsend Community Development Program has been completed, the new town development corporation will be established by the provincial Legislature to carry out the actual development of the new community. This corporation, which may be similar to the North Pickering Development Corporation, will take over from the Townsend Community Development Program and will have the responsibility for producing the final detailed plan for development and for its implementation.

In the meantime, the Townsend Advisory Committee, which is made up of elected provincial and municipal representatives, was created on May 8 and held its inaugural meeting on May 21. It will be advising the Minister of Housing on the direction, evaluation and co-ordination of the Townsend Community Development Program. The assistant deputy minister, community planning, will ensure effective communication between the Haldimand-Norfolk task force, the Townsend Community Development Program and the ministry.

The need for additional housing which is increasing rapidly, is being met by expansion of existing urban centres within the region. The establishment of Townsend will ease future demand. The government will have an unusual opportunity through this situation, to develop new and innovative forms of housing, as well as new and better ways to organize urban institutions with the participation and support of the local people.



OUTLINE

DEC 1975

Community Planning

Few houses get built in Ontario today without co-operation at the planning stage between the provincial and municipal governments.

The responsibility of the provincial government for this key area of housing development lies within the community planning wing of the Ministry of Housing. It ensures that sound planning policies and procedures are developed and carried out at the local level in conformity with established provincial policies. In addition, the community planning wing is responsible for the conceptual planning of Ontario's two new towns—Townsend and North Pickering. Through its community renewal branch, it also administers programs such as the Neighborhood Improvement Program and Ontario Home Renewal Program, which assist both local municipalities and Ontario citizens to maintain and improve existing housing stock.

The Minister of Housing has administrative and regulatory responsibility for local land-use planning in Ontario under the Planning Act, the Municipal Act, the Registry Act, and the Condominium Act. The actual disposition of these responsibilities, however, is up to the plans administration division (PAD) of the community planning wing.

PAD was recently reorganized to speed and improve community planning processes.

Background

PAD was transferred from the Ministry of Treasury, Economics and Intergovernmental Affairs to the new Ministry of Housing in December, 1973. During the following year-and-a-half, PAD's responsibilities emerged as being fundamentally important to the achievement of the goals, objectives and policies of the ministry in the fields of housing and community planning. A team of management consultants then undertook an organization and systems study of the division and its field offices.

The consultants' report contained a major recommendation: separate PAD's "regulatory control" or approval function from its "program delivery" or advisory role. In other words, the suggestion was that PAD be split to create another body.

This son of PAD, so to speak, was named the community planning advisory branch (CPAB) which, like the division from which it was born, reports directly to the assistant deputy minister, community planning. As the name of the new branch implies, it carries out the advisory function in community planning, leaving PAD to continue with its approval role. What this means is that CPAB is responsible for the actual promotion of community planning by delivering both services and advice as well as financial assistance to municipalities and the public, while PAD's responsibility is primarily in areas of plan reviews and approvals.

The reorganization also created another branch within PAD itself—operations control—which joins the already existing subdivisions and official plans branches.

Here's how it all comes together.

Community Planning Advisory Branch

The new branch has taken over field offices formerly occupied by PAD in London (south-western region), Sudbury (northeastern region) and Thunder Bay (northwestern region). New offices have also been opened in Ottawa (south-eastern region) and Toronto (central region).

The branch is intended to serve as a window on the province to provide better two-way communication on planning matters between the ministry and the municipalities and public.

At a local level field offices can identify planning weaknesses and predict trends in housing and planning. This will permit a smoother process of

plans approval at Queen's Park. The offices will give specialist advice and direct technical and financial assistance to municipalities and the public to promote sound community planning.

In serving as the promotional and marketing arms of the community planning wing in all areas of planning, the new branch's field offices will promote the ministry's planning concepts, distribute grants and advise municipalities how to improve the standards of planning documents being submitted to PAD for approval.

Community planning study grants are available through CPAB to assist rural and small municipalities which lack sufficient planning staffs and financial resources. The grants would be primarily used to finance the preparation and updating of official plans and zoning bylaws but may also assist in the preparing of any additional planning study that may be necessary. Grants can also be requested to finance planning programs for unorganized communities which are within the boundaries of a defined planning area. The ministry is making \$1,750,000 available for the fiscal year 1975-76 for such planning grants.

Plans Administration Division

The Planning Act requires the Minister of Housing to approve subdivision, condominium, official plan and under certain circumstances, severance applications. It is the prime responsibility of the branches within PAD to evaluate and approve these applications. In addition, PAD provides technical planning advice to the Ontario Municipal Board, the cabinet and other government bodies that are involved in land-use planning.

With the creation of regional governments, the province has, through section 44(b) of the Planning Act, delegated certain planning approvals and functions such as subdivision approval, monitoring consent and minor variance decisions, and commenting to the OMB on local bylaws to the regions.

PAD is comprised of the following three branches:

Subdivisions Branch

The branch performs a regulatory role in administering sections of the Planning Act dealing with approval of developments. This responsibility encompasses applications for approval of single lot severances to multi-lot subdivisions. It is also responsible for approving applications under the Condominium Act.

The subdivisions branch is the major approval authority for development in Ontario, except for various regional governments which have been authorized to approve subdivision plans.

The branch has two main goals:

- To provide an adequate supply of housing units and types to meet the needs of the people of Ontario.
- To ensure that provincial planning policies and standards are reflected in the developments approved, but at the same time streamlining the processes through which a development application must pass.

Official Plans Branch

The official plans branch performs a regulatory role in administering applications made to the ministry under the Planning Act. Its areas of responsibilities relate primarily to those matters concerning official plans, restricted area (zoning) bylaws and zoning orders made by the Minister of Housing.

The branch has three main goals:

- To ensure that provincial policies are reflected in official plans, together with policies that are appropriate for the local municipality and conducive to a high standard of community design.
- To assist in achieving appropriate zoning standards by advising the Ontario Municipal Board on conformity of zoning bylaws with official plans.
- To protect provincial planning imperatives through the use of ministerial zoning orders and other forms of provincial land-use regulation.

Operations Control Branch

The branch is comprised of three sections:

- Operations review—concerned with quality, quantity and speed of decision-making in the division. This section also deals with policies, standards and the monitoring of regional governments in their new decision-making role.
- Technical resources—concentrates technical planning skills to provide an advisory service to PAD staff.
- Administrative support—carries out clerical and administrative support functions to serve PAD.

In summary, PAD sees that proper planning procedures and decisions are followed and made in Ontario through the administration of the Ministry's legislated responsibility under the Planning Act.

PAD is but one component of the total planning structure provided by the ministry to meet the goal of providing affordable housing within a sound community planning framework. The organization is intended to provide an efficient system to enable planning decisions to be made at the provincial level quickly but without sacrificing high professional planning standards that the residents of Ontario have come to expect.

